AGENDA
THE CITY OF ST. CHARLES
COMMITTEE OF THE WHOLE MEETING
ALD. STEVE WEBER, CHAIR
MONDAY, AUGUST 3, 2026
IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET

1. **Call to Order**

2. **Roll Call**

3. **Agenda-Related Public Comment** (this comment period should be limited to comments related to items on the published agenda)

4. **Consent Agenda Items** are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

    a. Recommendation to approve a **Resolution** Authorizing an Agreement with Gartner Consulting for Information Technology Research and Consulting Services in the amount of $59,045.

5. **Information Technology**

    a. Recommendation to approve a **Resolution** Authorizing the Purchase of One Year of NorthStar hosting, Software Support and Maintenance Services from Harris Computer Systems in the amount of $121,094.

6. **Fire Department**

    a. Recommendation to approve an **Ordinance** Amending Chapter 15.101 "Administration, Enforcement, Fees, and Penalties" of the St. Charles Municipal Code.
    b. Recommend approval of an **Ordinance** Authorizing the Disposal of Personal Property Owned by the City of St. Charles.

7. **Police Department**

    a. Recommendation to approve amplification and use of a portion of First Street Plaza for the 2026 Jazz Weekend.

    b. Recommendation to approve amplification, parking lot & street closures for the Annual Scarecrow Weekend.

c. Recommendation to approve the closure of parking lot "B" and IDOT **Resolution** for the closure of Main St. (Route 64) from 6th Street to 2nd Avenue for two High School Homecoming Parades.

8. Public Works

a. Recommendation to approve a **Resolution** Authorizing a Consulting Contract with Benesch for Phase 1 Engineering for the Red Gate Road Railings Rehabilitation Project for $65,000.

9. Community Development

a. Recommendation to approve an **Ordinance** Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run.

10. Economic Development

a. Recommendation to approve a **Resolution** Authorizing a Business Improvement Grant Agreement with BYT Enterprise LLC.

b. Update and Presentation on the Former Police Department Site.

11. Administrative Matters (Information Only)

a. None

12. Public Comment (this comment period is open to any topic)

13. Additional Items from Mayor, Council or Staff

14. Executive Session

- **Pending, Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)**
- Property Acquisition – 5 ILCS 120/2(c)(5)
- **Collective Bargaining – 5 ILCS 120/2(c)(2)**
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)
- Personnel –5 ILCS 120/2(c)(1)

15. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 4a
	Title:	Resolution authorizing an agreement with Gartner Consulting for information technology research and consulting services for $59,045
	Presenter:	Larry Gunderson, Director of Information Technology

Meeting: Committee of the Whole **Date:** August 3, 2026

Proposed Cost: $59,045	**Budgeted Amount:** $62,500	**Not Budgeted:** ☐

TIF District*:* None

Executive Summary:

For the past eight years, the Information Technology Department has utilized Gartner Consulting's IT research, advisory, and contract review services to provide support for many of its initiatives. Recently Gartner provided exceptional value by validating both costs and technical capabilities for the purchase of cloud-based phone services. In addition, Gartner excelled in the ability to provide timely, authoritative support for the development of policy and strategy for its Artificial Intelligence (AI) initiatives.

As with the previous year, IT staff are recommending an agreement with Gartner Consulting that enables access to their research and advisory services for the IT management team. As a result, Gartner will enable the City to continue to realize savings on its upcoming initiatives, while at the same time providing increased support. The agreement for FY 27 begins two months earlier than the previous year, which will enable a service credit and allow the expense to come in below budget.

Because of Gartner's unique position as an independent, global technology research company, no other consulting firm provides similar services. To ensure the City will pay the lowest cost for Gartner consulting services, they will be purchased through a national cooperative purchasing program called NASPO ValuePoint. NASPO ValuePoint is the cooperative purchasing arm of the National Association of State Procurement Officials, and the ValuePoint Master Agreement may be used by all governmental units of the State of Illinois.

Attachments (please list)**:**

Resolution, Bid Waiver

Recommendation/Suggested Action (briefly explain)**:**

Recommend approval of a resolution authorizing an agreement with Gartner Consulting for information technology research and consulting services for $59,045

City of St. Charles, Illinois
Resolution No.

A Resolution Authorizing an Agreement with Gartner Consulting for Information Technology Research and Consulting Services in the Submitted Amount

Presented & Passed by the City Council on

WHEREAS, since 2018 the City has utilized Gartner Consulting's information technology (IT) research, advisory, and contract review services to provide support for many of its IT initiatives;

WHEREAS, the Information Technology Department solicited a request for quote for technology consulting services from Gartner Consulting;

WHEREAS, Gartner Consulting submitted pricing for IT consulting services though NASPO ValuePoint, a national government purchasing cooperative that may be used by all governmental units of the State of Illinois;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, an Agreement be approved with Gartner Consulting in the submitted amount.

PRESENTED to the City Council of the City of St. Charles, Illinois, this __ day of _____, 2026

PASSED by the City Council of the City of St. Charles, Illinois, this ___ day of _____, 2026

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of _____, 2026

_____
Clint Hull, Mayor

ATTEST:

_____
City Clerk

COUNCIL VOTE:
Ayes:
Nays:
Absent:
Abstain:

Bid Waiver

One Time ■ **Today through** 8/31/27

Description: Technology Research and Consulting Services

Requested Vendor: Gartner Consulting

Requested By: Larry Gunderson Date: 7/24/26

Approval: Larry Gunderson Lawrence E. Gunderson Digitally signed by Lawrence E. Gunderson Date: 2026.07.24 16:39:30 -05'00'

Department Head Signature

Bid Waivers are required when there are unique circumstances related to a proposed procurement that has not been competitively solicited.

1. This procurement is valued at $_____ for this one-time order, and/or $59,045 for a 12-month period.

2. This good/service has been competitively solicited within the past 24 months. YES ■ NO
   If Yes, Was the solicitation published on the city website? YES NO

3. **Justification for Bid Waiver:**

Emergency i.e. declared by the Mayor and applicable to EOC/FEMA procedures.

Urgent i.e. required to resolve an unanticipated problem that, if not resolved within 48 hours, may cause undue risk to individuals and/or extensive damage to property.

Need for these goods/services were **not anticipated and procurement through normal channels would take too long.**

A responsible **contractor was on site** performing a related repair, and based on professional judgement; it was prudent to request this service/repair from said contractor.

These goods are replacement parts for a **warrantied item, and the warranty is still in place**, and purchase of a non-brand item will jeopardize warranty.

These goods/services are **inherently related to, and an ongoing part of**, other goods/services previously provided by the Provider.

These goods utilize a **proprietary, patent, trademark, or customized programming** resulting in lack of competition.

These goods are **standardized** for operational safety and efficiency.

These goods are only available through the provider's **local distribution** channels.

■ These goods/services were purchased through a **Cooperative Purchasing Agreement**. NASPO ValuePoint DPC-1428523190-SA-21-PASS_ITRAC

Other:_____

_____

_____

_____

ATTACH THIS FORM TO FORMAL COUNCIL RECOMMENDATION; OR SCAN TO A/P IN LIEU OF QUOTES

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 5a
	Title:	Resolution Authorizing the Purchase of One Year of NorthStar Hosting, Software Support and Maintenance Services from Harris Computer Systems for $121,094
	Presenter:	Larry Gunderson, Director of Information Technology

Meeting: Committee of the Whole	**Date:** August 3, 2026	
Proposed Cost: $121,094	**Budgeted Amount:** $112,500	**Not Budgeted:** ☐
TIF District*:* None		

Executive Summary:
Harris Computer Systems' NorthStar utility billing and customer information systems software is used by the Finance Department and Public Works for customer management, service requests, and customer billing. Also included is the SilverBlaze customer portal, which provides the ability for the City's utility customers to make payments on-line and perform inquiries into their accounts.

This agreement includes hosting, technical support and product upgrades for NorthStar and SilverBlaze software for one year, October 1, 2026 to September 30, 2027. Since NorthStar software is only licensed and supported by Harris Computer Systems, Harris is the sole provider of these services.

Attachments (please list)**:**
Resolution, Bid Waiver

Recommendation/Suggested Action (briefly explain)**:**
Recommendation to approve a resolution authorizing the purchase of one year of NorthStar software support and maintenance services from Harris Computer Systems for $121,094.

City of St. Charles, Illinois
Resolution No.

A Resolution Authorizing the Purchase of One-Year of NorthStar Hosting, Software Support and Maintenance Services from Harris Computer Systems in the Submitted Amount

Presented & Passed by the City Council on

WHEREAS, since 2022, Harris Computer Systems has provided Utility Customer Management and Billing software to the City;

WHEREAS, Harris Computer Systems, as the owner and developer of the software, is the sole provider of software maintenance, support and hosting services for the NorthStar software application;

WHEREAS, Harris Computer Systems submitted pricing for NorthStar software maintenance, support and hosting for the period of one year, October 1, 2026 to September 30, 2027;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, an Agreement be approved with Harris Computer Systems in the submitted amount.

PRESENTED to the City Council of the City of St. Charles, Illinois, this ____ day of _____, 2026

PASSED by the City Council of the City of St. Charles, Illinois, this ____ day of _____, 2026

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of _____, 2026

_____
Clint Hull, Mayor

ATTEST:

_____
City Clerk

COUNCIL VOTE:
Ayes:
Nays:
Absent:
Abstain:

Bid Waiver One Time Today through _____

Description: Annual software maintenance and hosting services for Harris NorthStar Utility Billing Software

Requested Vendor: Harris Software

Requested By: Larry Gunderson Date: 7/24/26

Approval: Larry Gunderson Lawrence E. Gunderson Digitally signed by Lawrence E. Gunderson Date: 2026.07.24 13:42:25 -05'00'

Department Head Signature

Bid Waivers are required when there are unique circumstances related to a proposed procurement that has not been competitively solicited.

1. This procurement is valued at $_____ for this one-time order, and/or $121,094 for a 12-month period.

2. This good/service has been competitively solicited within the past 24 months. YES ■ NO
   If Yes, Was the solicitation published on the city website? YES NO

3. **Justification for Bid Waiver:**

Emergency i.e. declared by the Mayor and applicable to EOC/FEMA procedures.

Urgent i.e. required to resolve an unanticipated problem that, if not resolved within 48 hours, may cause undue risk to individuals and/or extensive damage to property.

Need for these goods/services were **not anticipated and procurement through normal channels would take too long.**

A responsible **contractor was on site** performing a related repair, and based on professional judgement; it was prudent to request this service/repair from said contractor.

These goods are replacement parts for a **warrantied item, and the warranty is still in place**, and purchase of a non-brand item will jeopardize warranty.

These goods/services are **inherently related to, and an ongoing part of**, other goods/services previously provided by the Provider.

These goods utilize a **proprietary, patent, trademark, or customized programming** resulting in lack of competition.

These goods are **standardized** for operational safety and efficiency.

These goods are only available through the provider's **local distribution** channels.

These goods/services were purchased through a **Cooperative Purchasing Agreement**. _____

■ **Other**: Annual software maintenance and hosting services for NorthStar is only available from Harris Software.

ATTACH THIS FORM TO FORMAL COUNCIL RECOMMENDATION; OR SCAN TO A/P IN LIEU OF QUOTES

	AGENDA ITEM EXECUTIVE SUMMARY	Agenda Item number: 6a
CITY OF ST. CHARLES ILLINOIS • 1834	Title:	**Recommendation to approve an Ordinance Amending Chapter 15.101 "Administration, Enforcement, Fees, and Penalties" of the St. Charles Municipal Code.**
	Presenter:	**Anthony Cavallo, Deputy Fire Chief**

Meeting: Committee of the Whole **Date:** August 3, 2026

Proposed Cost: $ N/A	**Budgeted Amount:** $ N/A	**Not Budgeted:** ☐

TIF District*:* None

Executive Summary (if not budgeted, please explain)**:**

The Fire Prevention Bureau provides a variety of life safety services, including plan reviews, fire protection system inspections, acceptance testing, annual testing of fire alarm and fire sprinkler systems, underground fire service inspections, and other code-required inspections. Many of the fees associated with these services have not been updated since 2008. They are no longer consistent with the actual cost of providing these services or with fees charged by comparable municipalities. The proposed resolution updates the Fire Prevention Bureau fee schedule to reflect current market rates, recover service delivery costs, and align the City of St. Charles with comparable communities while continuing to provide high-quality fire and life safety services.

Attachments (please list)**:**
Ordinance; proposed changes; Fire Prevention Fee Comparison for Plan Reviews

Recommendation/Suggested Action (briefly explain)**:**
The Fire Department recommends approval of these updates to Chapter 15.101 "Administration, Enforcement, Fees, and Penalties" of the St. Charles Municipal Code.

Proposed changes to City Ordinance Chapter 15.101 "Administration, Enforcement, Fees, and Penalties", Section 15.101.150 "Permit and Inspection Fees"

15.101.150 Permit and inspection fees.

A. *Payment of fees.* For permit types where a submittal fee is listed, the submittal fee shall be paid at the time of submittal of the permit application and plans, and other fees calculated from square footage, estimated cost, and other unit measures shall be paid prior to issuance of a permit. Additional fees and reimbursements that are incurred after issuance of a permit shall be paid prior to issuance of a certificate of occupancy. All permit fees are non-refundable.

B. *Fee schedule.*

Permit Type	**Fee**
New Single-Family Dwelling (detached and attached)	Submittal Fee $200.00 + $0.34 per sq. ft. of each level of building including basement, garage, crawl space
Residential Alterations	Submittal Fee $200.00 + $100.00 for the first $10,000.00 estimated construction cost + $7.00 for every additional $1,000.00 estimated construction cost
Residential Additions	Submittal Fee $200.00 + $0.34 per sq. ft. of each level of building including basement, garage, crawl space
Commercial, Industrial, Multi-Family **New and Additions**	Submittal Fee $375.00 +$.44 per sq. ft. first 10,000 sq. ft. +$.16 per sq. ft. 10,001 sq. ft. and above
Commercial, Industrial, Multi-Family **Alterations or Repairs**	Submittal fee $375.00 $100.00 for first $10,000.00 estimated construction cost + $10.00 every additional $1,000.00 estimated construction cost
Small Mechanical — furnaces, air conditioning, water heaters	$40.00

Large Mechanical — Roof Top Units, Large Equipment, Generators, Solar, Car Chargers	$250.00
Decks, Gazebos, Pergolas, Patios	$125.00
Demolition — Residential	$350.00
Demolition - Commercial/Industrial	$460.00
Demolition - Partial	$100.00
Fences	$85.00 + County Recording Fee for Fences within Easements
Partial Fences & Repairs — less than 25 linear ft.	$30.00
Detached Garages & Accessory Structures	$300.00
Attached Garages	$400.00
Outdoor Sales, Temporary Tents, Trailers	$100.00
Commercial Parking Lot - New, Replace or Rebuild	$150.00 + $3.00 per 1,000 sq. ft.
Commercial Parking Lot - Grind & Overlay	$150.00 + $1.50 per 1,000 sq. ft.
Re-roofs, Residential	$60.00
Re-roofs, Commercial	$100.00
Driveways	$80.00
Drain Tile, Sump Pump	$90.00
Sewer/Water Service Repair or Replacement	$100.00
Sheds — up to 200 sq. ft.	$90.00
Siding, Soffit, Fascia	$65.00
Sign — Permanent Illuminated	$125.00 + $2.25 per sq. ft.
Sign — Permanent Non-Illuminated	$100.00 + $1.50 per sq. ft.
Sign Temporary	$55.00
Swimming Pool In-Ground	$400.00
Swimming Pool Above Ground & Hot Tubs	$200.00
Window & Door Replacements	$55.00
Flatwork & Retaining Walls	$55.00
Small Plumbing or Electrical & Radon Systems	$80.00
Lawn Irrigation Systems	$115.00
Lighting - Low Voltage, Light Poles	$100.00
Unlisted Permit Types	$80.00/Inspection

Additional Fees	
Outside Plan Review — Third party review as determined by the City	Applicant to pay direct cost or reimburse City for cost
Review of Revised Plans	50% of Submittal fee
Revisions to Approved Construction Plans	50% of Submittal fee
Re-Inspection fee	$80.00
Temporary Certificate of Occupancy	$85.00 Residential / $170.00 Non-Residential
Consultation for Permitted Projects	After one (1) consult $80.00 each additional
Overtime Inspections — Outside normal business hours, minimum two (2) hour charge	$190.00 $240.00 for Sundays and Holidays Any additional hours $90.00 per hour
Fire Department Fees	
Plan Review Fees	
Review of Fire ~~System~~ Alarm Plans (Includes (1) Acceptance Test)	~~$80.00~~ $130.00 for 1-10 Devices $175.00 for 10-20 Devices $200.00 for Over 200 Devices
Review of Fire Alarm Communicator Plans (Includes (1) Acceptance Test)	$130.00
Review of Sprinkler System Plans (Includes (1) Aboveground Hydrostatic Test/Above Ceiling Inspection)	~~$80.00~~ $130.00 for 1-20 Sprinkler Heads $250.00 for 20-100 Sprinkler Heads $500.00 Over 100 Sprinkler Heads
Review of Standpipe System Plans	~~$80.00~~ $250.00
Review of Fire Pump Plans (Includes (1) Acceptance Test)	$250.00
Review of Kitchen Hood & Duct Plans (Includes (1) Light Test and (1) Fire Wrap Inspection)	$250.00
Review of Kitchen Suppression System Plans (Includes (1) Acceptance Test)	$250.00
Review of High Pile Storage/Rack Plans (Includes (1) Acceptance Test)	$250.00

~~Review of Other Fire Extinguisher System~~	~~$80.00~~
Review of Special Hazard Plans (Engineered & Pre-engineered Systems, NFPA 2001, NFPA 12, NFPA 17 & 17A, NFPA 750, NFPA 770) (Includes (1) Acceptance Test)	$250.00 for 1-200 Pounds of Agent $500.00 for Over 200 Pounds of Agent
Review of Aboveground & Underground Storage Tank Installation/Removal Plans (Includes (1) Final Occupancy Inspection)	~~$80.00~~ $250.00
Review of Tent/Temporary Structure Plans (Includes (1) Final Occupancy Inspection)	$80.00 for 400-1000 sq. ft. $160.00 for over 1000 sq. ft.
Review of Other Life Safety System Plans Not Already Listed (Includes (1) Final/Acceptance Test)	$130.00 per hour
Review of Revised Plans	50% of Initial Plan Review Fee
~~Special Inspections - Kitchen hood & duct/kitchen suppression/dry system/FM200~~	~~$80.00 per inspection~~
Inspection & Field-Testing Fees	
Witnessed Dry Sprinkler Full Trip Test	$130.00
Witnessed 24-Hour Dry Sprinkler Air Test	$130.00
Witnessed Sprinkler Forward Flow Test	$130.00
Witnessed Fire Pump Acceptance/Reacceptance Test	$130.00
Witnessed Flush of New Underground Main Installation	$130.00
Witnessed Hydrostatic Acceptance Test of New Underground Main Installation	$260.00
Smoke Evacuation Test	~~$80.00~~ $130.00
Witnessed Room Integrity Test	$130.00
Carbon Monoxide Monitoring Acceptance Test (Restaurants, Parking Garages, etc.)	$130.00
~~Fire~~ Hydrant Flow Test	~~$160.00~~ $260.00 per test

Shunt Trip Acceptance Test	$130.00
~~**Any Other Special Inspection**~~	~~$80.00 per man hour plus materials, if required~~
Additional Required Life Safety Test/Inspection Not Covered	$130.00 per man hour
Re-Inspection Fee	$130.00 per inspection ($260.00 per Hydrostatic Test of New Underground Main)
No Show Fee **(15-minute grace period given)**	$130.00
Reimbursement for Fire Protection Services - Third party reviews or Inspections of Required Life Safety Systems	Applicant shall pay actual cost of services billed to the City by a fire protection company including outside plan reviews and any other associated task relative to any application for permit plus $130.00 Administrative Fee
Site Development / Stormwater Permit	Payment due upon permit issuance equal to 3.00% of the approved Engineer's Estimate of Proposed Construction (EOPC), comprised of 2.50% as a non-refundable permit fee, plus 0.50% deposit to cover additional costs.

C. *Waiver of fees.* Waiving of building permit fees may be granted by City Council for the construction of One and Two-family residential dwelling units, additions and alterations by a non-profit organization for an owner occupancy and/or family member with special needs.

D. *Federal, state or local government agencies.* Any unit of federal, state, or local government agency shall be exempt from filing fees and permit fees. Any federal, state, or local government agency whom is legally exempt from filing a city permit, shall not be required to obtain a permit for a connection to any city utility or other service. However, any unit of federal, state, or local government agency that is exempt shall request an authorization for utility connection, building construction or other City service from the City and be subject to inspection of the utility connection by the City. The federal, state or local government agency shall be responsible for outside consultant services and miscellaneous fees, (i.e., re-inspection fees, temporary occupancy fees, connection fees, meter fees, electric utility design and installation fees, etc.).

City of St. Charles, Illinois
Ordinance No. 2026-M-____

An Ordinance Amending Chapter 15.101 "Administration, Enforcement, Fees, and Penalties" of the St. Charles Municipal Code

BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

SECTION ONE: That Chapter 15.101.150 "Permit and Inspection Fees", of the St. Charles Municipal Code, be and is hereby amended as follows:

A. *Payment of fees.* For permit types where a submittal fee is listed, the submittal fee shall be paid at the time of submittal of the permit application and plans, and other fees calculated from square footage, estimated cost, and other unit measures shall be paid prior to issuance of a permit. Additional fees and reimbursements that are incurred after issuance of a permit shall be paid prior to issuance of a certificate of occupancy. All permit fees are non-refundable.

B. *Fee schedule.*

Permit Type	Fee
New Single-Family Dwelling (detached and attached)	Submittal Fee $200.00 + $0.34 per sq. ft. of each level of building including basement, garage, crawl space
Residential Alterations	Submittal Fee $200.00 + $100.00 for the first $10,000.00 estimated construction cost + $7.00 for every additional $1,000.00 estimated construction cost
Residential Additions	Submittal Fee $200.00 + $0.34 per sq. ft. of each level of building including basement, garage, crawl space
Commercial, Industrial, Multi-Family **New and Additions**	Submittal Fee $375.00 +$.44 per sq. ft. first 10,000 sq. ft. +$.16 per sq. ft. 10,001 sq. ft. and above

Commercial, Industrial, Multi-Family **Alterations or Repairs**	Submittal fee $375.00 $100.00 for first $10,000.00 estimated construction cost + $10.00 every additional $1,000.00 estimated construction cost
Small Mechanical — furnaces, air conditioning, water heaters	$40.00
Large Mechanical — Roof Top Units, Large Equipment, Generators, Solar, Car Chargers	$250.00
Decks, Gazebos, Pergolas, Patios	$125.00
Demolition — Residential	$350.00
Demolition - Commercial/Industrial	$460.00
Demolition - Partial	$100.00
Fences	$85.00 + County Recording Fee for Fences within Easements
Partial Fences & Repairs — less than 25 linear ft.	$30.00
Detached Garages & Accessory Structures	$300.00
Attached Garages	$400.00
Outdoor Sales, Temporary Tents, Trailers	$100.00
Commercial Parking Lot - New, Replace or Rebuild	$150.00 + $3.00 per 1,000 sq. ft.
Commercial Parking Lot - Grind & Overlay	$150.00 + $1.50 per 1,000 sq. ft.
Re-roofs, Residential	$60.00
Re-roofs, Commercial	$100.00
Driveways	$80.00
Drain Tile, Sump Pump	$90.00
Sewer/Water Service Repair or Replacement	$100.00
Sheds — up to 200 sq. ft.	$90.00
Siding, Soffit, Fascia	$65.00
Sign — Permanent Illuminated	$125.00 + $2.25 per sq. ft.
Sign — Permanent Non-Illuminated	$100.00 + $1.50 per sq. ft.
Sign Temporary	$55.00
Swimming Pool In-Ground	$400.00
Swimming Pool Above Ground & Hot Tubs	$200.00

Window & Door Replacements	$55.00
Flatwork & Retaining Walls	$55.00
Small Plumbing or Electrical & Radon Systems	$80.00
Lawn Irrigation Systems	$115.00
Lighting - Low Voltage, Light Poles	$100.00
Unlisted Permit Types	$80.00/Inspection
Additional Fees	
Outside Plan Review — Third party review as determined by the City	Applicant to pay direct cost or reimburse City for cost
Review of Revised Plans	50% of Submittal fee
Revisions to Approved Construction Plans	50% of Submittal fee
Re-Inspection fee	$80.00
Temporary Certificate of Occupancy	$85.00 Residential / $170.00 Non-Residential
Consultation for Permitted Projects	After one (1) consult $80.00 each additional
Overtime Inspections — Outside normal business hours, minimum two (2) hour charge	$190.00 $240.00 for Sundays and Holidays Any additional hours $90.00 per hour
Fire Department Fees	
Plan Review Fees	
Review of Fire Alarm Plans (Includes (1) Acceptance Test)	$130.00 for 1-10 Devices $175.00 for 10-20 Devices $200.00 for Over 200 Devices
Review of Fire Alarm Communicator Plans (Includes (1) Acceptance Test)	$130.00
Review of Sprinkler System Plans (Includes (1) Aboveground Hydrostatic Test/Above Ceiling Inspection)	$130.00 for 1-20 Sprinkler Heads $250.00 for 20-100 Sprinkler Heads $500.00 Over 100 Sprinkler Heads
Review of Standpipe System Plans	$250.00
Review of Fire Pump Plans (Includes (1) Acceptance Test)	$250.00
Review of Kitchen Hood & Duct Plans (Includes (1) Light Test and (1) Fire Wrap Inspection)	$250.00

Review of Kitchen Suppression System Plans (Includes (1) Acceptance Test)	$250.00
Review of High Pile Storage/Rack Plans (Includes (1) Acceptance Test)	$250.00
Review of Special Hazard Plans (Engineered & Pre-engineered Systems, NFPA 2001, NFPA 12, NFPA 17 & 17A, NFPA 750, NFPA 770) (Includes (1) Acceptance Test)	$250.00 for 1-200 Pounds of Agent $500.00 for Over 200 Pounds of Agent
Review of Aboveground & Underground Storage Tank Installation/Removal Plans (Includes (1) Final Occupancy Inspection)	$250.00
Review of Tent/Temporary Structure Plans (Includes (1) Final Occupancy Inspection)	$80.00 for 400-1000 sq. ft. $160.00 for over 1000 sq. ft.
Review of Other Life Safety System Plans Not Already Listed (Includes (1) Final/Acceptance Test)	$130.00 per hour
Review of Revised Plans	50% of Initial Plan Review Fee
Inspection & Field-Testing Fees	
Witnessed Dry Sprinkler Full Trip Test	$130.00
Witnessed 24-Hour Dry Sprinkler Air Test	$130.00
Witnessed Sprinkler Forward Flow Test	$130.00
Witnessed Fire Pump Acceptance/Reacceptance Test	$130.00
Witnessed Flush of New Underground Main Installation	$130.00
Witnessed Hydrostatic Acceptance Test of New Underground Main Installation	$260.00
Smoke Evacuation Test	$130.00
Witnessed Room Integrity Test	$130.00
Carbon Monoxide Monitoring Acceptance Test (Restaurants, Parking Garages, etc.)	$130.00

Hydrant Flow Test	$260.00 per test
Shunt Trip Acceptance Test	$130.00
Additional Required Life Safety Test/Inspection Not Covered	$130.00 per man hour
Re-Inspection Fee	$130.00 per inspection ($260.00 per Hydrostatic Test of New Underground Main)
No Show Fee **(15-minute grace period given)**	$130.00
Reimbursement for Fire Protection Services - Third party reviews or Inspections of Required Life Safety Systems	Applicant shall pay actual cost of services billed to the City by a fire protection company including outside plan reviews and any other associated task relative to any application for permit plus $130.00 Administrative Fee
Site Development / Stormwater Permit	Payment due upon permit issuance equal to 3.00% of the approved Engineer's Estimate of Proposed Construction (EOPC), comprised of 2.50% as a non-refundable permit fee, plus 0.50% deposit to cover additional costs.

C. *Waiver of fees.* Waiving of building permit fees may be granted by City Council for the construction of One and Two-family residential dwelling units, additions and alterations by a non-profit organization for an owner occupancy and/or family member with special needs.

D. *Federal, state or local government agencies.* Any unit of federal, state, or local government agency shall be exempt from filing fees and permit fees. Any federal, state, or local government agency whom is legally exempt from filing a city permit, shall not be required to obtain a permit for a connection to any city utility or other service. However, any unit of federal, state, or local government agency that is exempt shall request an authorization for utility connection, building construction or other City service from the City and be subject to inspection of the utility connection by the City. The federal, state or local government agency shall be responsible for outside consultant services and miscellaneous fees, (i.e., re-inspection fees, temporary occupancy fees, connection fees, meter fees, electric utility design and installation fees, etc.).

SECTION TWO: That after the adoption and approval hereof this Ordinance shall be (i) printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

SECTION THREE: This ordinance shall be in full force and effect ten (10) days from and after its passage by a vote of the majority of the corporate authorities now holding office, approval and publication in the manner provided by law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this _____ day of _____2026.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Countie, Illinois, this __ day of _____2026.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this __ day of _____ 2026.

_____

Clint Hull, Mayor

ATTEST:

_____

City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

Fire Prevention Fee Comparison for Plan Reviews

	St Charles Proposed Fees	St Charles Current Fees	Batavia	Geneva	West Chicago	Wheaton	Elk Grove Village	Romeoville	South Elgin	Hanover Park	Downers Grove
Fire Alarm Monitoring Plan Review	$130 (Includes (1) Acceptance Test)	$80.00	No Fee	No Fee	$125.00	Based on valuation of each fire protection system. $100-$1620	$75.00 Review Fee plus $50 fee	$225 under miscellaneous	Not Listed	Not Listed	Not Listed
Fire Alarm Plan Review	$130 1-10 devices; $175 10-20 devices; $200 over 20 devices (Includes (1) Acceptance test)	$80.00	No Fee	No Fee	$175-$375 Based on Sqft	Based on valuation of each fire protection system. $100-$1620	$75.00 Review Fee plus $50 or $100 fee plus, 1% of the valuation of the work	$170-$425 based on classification	$150 New Const- $275 1-5 devices modification. Actual consult fees +15%- Includes 2 inspections	$100.00	$320 up to 15k SqFt, $320 per every additional 15k SqFt
Fire Pump Plan Review	$250 (Includes (1) Acceptance Test)	$80.00	No Fee	No Fee	Included with Sprinkler PR	Based on valuation of each fire protection system. $100-$1620	$75 Review Fee plus, 1% Valuation of the work	$400.00	Not Listed	Not Listed	$545

Fire Prevention Fee Comparison for Plan Reviews

	St Charles Proposed Fees	**St Charles Current Fees**	**Batavia**	**Geneva**	**West Chicago**	**Wheaton**	**Elk Grove Village**	**Romeoville**	**South Elgin**	**Hanover Park**	**Downers Grove**
Fire Sprinkler Plan Review	$130 1-20 heads; $250 20-100 heads; $500 over 100 heads (Includes (1) Aboveground Hydrostatic Test/Above Ceiling Inspection	$80.00	No Fee	No Fee	$250-$325 Based on Sq ft	Based on valuation of each fire protection system. $100-$1620	$75.00 Review Fee plus, $50 or $100 fee plus, 1% of the valuation of the work	$270-$650 based on number of heads	$150 New Const- $275 1-10 heads Modification Actual Consult Fees + 15%- Includes Hydro and 1 inspection	$100.00	$390-$1490 Based on number of heads
Kitchen Fire Suppression Plan Review	$250 (Includes (1) Acceptance Test)	$80.00	Based on Cost of Project	No Fee	Not Listed	Based on valuation of each fire protection system. $100-$1620	$75 Review Fee plus, 1% Valuation of the work	$425.00	Consultant fee + 15% Admin Fee	Not Listed	$545 per system
Kitchen Hood & Duct Plan Review	$250 (Includes (1) Light Test and (1) Fire Wrap Inspection)	No Fee	Based on Cost of Project	No Fee	$200.00	Based on valuation of each fire protection system. $100-$1620	$75 Review Fee plus, 1% Valuation of the work	$425.00	Not Listed	Not Listed	Not Listed
Rack Plan Review	$250 (Includes (1) Acceptance Test)	No Fee	Based on Cost of Project	No Fee	Not Listed		$75 Review Fee plus, 1% Valuation of the work	$350.00	Not Listed	Not Listed	Not Listed

Fire Prevention Fee Comparison for Plan Reviews

	St Charles Proposed Fees	St Charles Current Fees	Batavia	Geneva	West Chicago	Wheaton	Elk Grove Village	Romeoville	South Elgin	Hanover Park	Downers Grove
Special Hazard Systems Plan Review	$250 1-200 lbs of agent; $500 Over 200 lbs of agent (Includes (1) Acceptance Test)	$80.00	Not Listed	No Fee	$200.00	Based on valuation of each fire protection system. $100-$1620	$75 Review Fee plus, 1% Valuation of the work	$350.00	Not Listed	Not Listed	$232-$1095 Based on agent weight
Tank Installation/ Removal Plan Review	$250 (Includes (1) Acceptance Test)	$80.00	Based on Cost of Project	No Fee	$200.00	Not Listed	$75 Review Fee plus, 1% Valuation of the work	$350.00	Not Listed	$50 up to 1000 gal$20 over 100 gal	$475
Standpipe Plan Review	$250 (Includes (1) Acceptance test)	$80.00	No Fee	No Fee	$250.00	Based on valuation of each fire protection system. $100-$1620	$75 Review Fee plus, 1% Valuation of the work	$170-$325 based on submittal	Not Listed	Not Listed	$310 for 1st standpipe, $235 each additional standpipe
Tent/ Temporary Structure Plan Review	$80 400-1000 sqft; $160 Over 1000 sqft (Includes (1) Final Occupant Inspection)	No Fee	$55	No Fee	$150.00	Not Listed	Not Listed	$225- Other plan reviews	Not Listed	$135.00	Not Listed
Other Plan Review Not Listed	$130 per hour	No Fee	Not Listed	No Fee	$200 per Review	Not Listed	Not Listed	$225- Other plan reviews	Not Listed	Not Listed	Not Listed
Revised Plan Reviews	50% of Initial Plan Review Fee	No Revision Fee	Not Listed	No Revision Fee	50% of initial review	Not Listed	Not Listed	50% of fee for last review	Not Listed	Not Listed	Not Listed

Fire Prevention Bureau Construction Activities - Proposed Fee Comparison 2026 to Date (7/23/2026)

Inspection Activity	2026	Proposed Fees	Total Fees
Plan Reviews			
Architectural	30	$185.00	$5,550.00
Revised	8	$92.50	$740.00
Concept	2	$0.00	$0.00
Demolition	4	$0.00	$0.00
Electrical	0	$0.00	$0.00
Preliminary Engineering	5	$0.00	$0.00
Site	2	$0.00	$0.00
Revised	1	$0.00	$0.00
Other	45	$130.00	$5,850.00
Revised	1	$65.00	$65.00
Fire Alarm	49	$130.00	$6,370.00
Revised	4	$65.00	$260.00
Fire Alarm Monitoring	3	$130.00	$390.00
Fire Pump	0	$80.00	$0.00
Hood & Duct	7	$250.00	$1,750.00
Kitchen Suppression	5	$250.00	$1,250.00
Rack System	0	$250.00	$0.00
Special Hazard System	0	$250.00	$0.00
Sprinkler Standpipe	0	$250.00	$0.00
Sprinkler System	42	$130.00	$5,460.00
Tank Installation/Removal	2	$250.00	$500.00
Tent/Temporary Structure	4	$80.00	$320.00
Revised	1	$40.00	$40.00
Total Plan Reviews to Date (7/23/26)	**215**		**$28,545.00**
Inspections (Most Plan Reviews include (1) Inspection)			
Above Ceiling Sprinkler Inspection W/ BC&E	12	$0.00	$0.00
Above Ceiling Sprinkler Inspection	42	$0.00	$0.00
Reinspection	5	$130.00	$650.00
Aboveground Hydrostatic Test	24	$0.00	$0.00

Reinspection	4	$130.00	$520.00
24 Hour Dry Sprinkler Air Test	3	$130.00	$390.00
Carbon Monoxide Alarm System Test	0	$130.00	$0.00
Dry Sprinkler Full Trip Test	2	$130.00	$260.00
Fire Alarm Monitoring Test	1	$0.00	$0.00
Fire Alarm System Test	48	$0.00	$0.00
Reinspection	17	$130.00	$2,210.00
Forward Flow Test	1	$130.00	$130.00
Kitchen Fire Suppression System Test	6	$0.00	$0.00
Reinspection	3	$130.00	$390.00
Kitchen Hood & Duct Test (2 Inspections Required)	10	$130.00	$1,300.00
Reinspection	3	$130.00	$390.00
Room Integrity Test	1	$130.00	$130.00
Shunt Trip Test	1	$130.00	$130.00
Smoke Evacuation System Test	0	$130.00	$0.00
Special Hazards System Test	1	$0.00	$0.00
Sprinkler Standpipe Test	0	$130.00	$0.00
Final-Occupancy Inspection	70	$0.00	$0.00
Reinspection	34	$130.00	$4,420.00
Final- Racking System	0	$0.00	$0.00
Final- Tank Installation/Removal	1	$0.00	$0.00
Reinspection	1	$130.00	$130.00
Final- Tent/Temporary Structure	2	$80.00	$160.00
Fire Pump Test	2	$130.00	$260.00
Hydrant Flow Testing	4	$260.00	$1,040.00
Underground Flush	4	$130.00	$520.00
Underground Hydrostatic Testing	3	$260.00	$780.00
Reinspection	1	$260.00	$260.00
Total Inspections	**306**		**$14,070.00**

Total for FPB- 2026 to Date (7/23/26) **$42,615.00**

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 6b
	Title:	**Recommendation to Approve an Ordinance Authorizing the Disposal of Personal Property Owned by the City of St. Charles.**
	Presenter:	**Fire Chief Jeremy Mauthe**

Meeting: Committee of the Whole	**Date:** August 3, 2026	
Proposed Cost: $ 0.	**Budgeted Amount:** $ 0.	**Not Budgeted:** ☐
TIF District*:* None		

Executive Summary (if not budgeted, please explain)**:**

The Fire Department currently has a surplus of firefighting turnout gear, boots and helmets in its inventory. Structural firefighting protective clothing is retired after 10 years from date of manufacture, per NFPA code 1851. The turnout gear is replaced regularly in a budgeted cycle, and the outdated gear is no longer used.

The equipment has been replaced and is no longer in service by the Fire Department. The Maple Park and Countryside Fire Protection District Cadet Program has requested the equipment for use in training. The program provides students with instruction in basic firefighting skills; however, participants do not engage in structural firefighting. The program instructor has agreed to execute all required waivers, hold harmless agreements, and any other documentation required by the City prior to the transfer of the equipment. The City has donated equipment to similar educational programs in the past.

Attachments (please list)**:**
Inventory of Fire Department Equipment
Proposed Ordinance Authorizing the Disposal of Personal Property Owned by the City of St. Charles.

Recommendation/Suggested Action (briefly explain)**:**
Recommend approval of an Ordinance Authorizing the Disposal of Personal Property Owned by the City of St. Charles.

City of St. Charles, Illinois
Ordinance No. _____

AN ORDINANCE AUTHORIZING THE DISPOSAL OF PERSONAL PROPERTY OWNED BY THE CITY OF ST. CHARLES

WHEREAS, pursuant to Section 11-76-4 of the Illinois Municipal Code (65 ILCS 5/11-76-4), the corporate authorities of the City of St. Charles (the "City") are expressly authorized to sell or otherwise dispose of personal property in such manner as they may designate with or without advertising the sale when, in the opinion of a majority of the corporate authorities then holding office, the personal property is no longer necessary or useful to the City; and

WHEREAS, the City owns certain Fire Department protection equipment, deemed to be surplus (the "Equipment"); and

WHEREAS, the corporate authorities of the City expressly find that the Equipment is no longer necessary to, required for use, or in the best interest of the City to maintain, and further find that it is in the best interest of the City to sell or otherwise dispose of the Equipment, as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

I. The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

2. The corporate authorities of the City hereby authorize disposal of such Equipment by donating it to the Maple Park and Countryside Fire Protection District Fire Cadet Program, as itemized and pursuant to that certain Fire Protection Equipment Donation Agreement, attached hereto and made a part hereof as Exhibit A.

3. The City Fire Chief is hereby authorized and directed to execute any document necessary to transfer title to such Equipment to Maple Park and Countryside Fire Protection District Fire Cadet Program.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this _____ day of _____ _,2026.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, this ____ day of _____ _, 2026.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois, this ____ day of _____2026.

_____
Clint Hull, Mayor

ATTEST:

_____
City Clerk

COUNCIL VOTE:
Ayes:
Nays:
Absent:
Abstain:

Exhibit A

Fire Protection Equipment Donation Agreement

All St. Charles Fire Department patches on the turnout gear will be removed by the recipient prior to any gear being used by Maple Park and Countryside Fire Protection District Fire Cadet Program. All St. Charles Fire Department patches will be discarded and not kept for personal use or collection.

FIRE PROTECTION EQUIPMENT DONATION AGREEMENT

THIS AGREEMENT is entered into this day of 2026, by and between the Maple Park Fire and Countryside Fire Protection District Fire Cadet Program (hereinafter referred to as "Maple Park and Countryside FPD Fire Cadet Program") and the City of St. Charles, an Illinois municipal corporation (hereinafter referred to as "St. Charles"). (For convenience, Maple Park and Countryside FPD Fire Cadet Program and St. Charles may be referred to each as a "Party" and collectively as the "Parties.")

WHEREAS St. Charles owns certain fire protection equipment identified in Exhibit A, attached hereto and incorporated herein by reference (the "Equipment"); and

WHEREAS, the corporate authorities of the City of St. Charles has previously determined that the Equipment is no longer necessary or useful to, or for the best interests of, St. Charles, and has authorized the donation of the Equipment to Maple Park and Countryside FPD Fire Cadet Program; and

WHEREAS, the Maple Park and Countryside FPD Fire Cadet Program, is in need of the Equipment and desires to acquire it as a donation from St. Charles; and

WHEREAS, St. Charles desires to assist the Maple Park and Countryside FPD Fire Cadet Program by donating the Equipment to the Maple Park and Countryside FPD Fire Cadet Program, at no cost;

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants and promises herein contained, the sufficiency of which is acknowledged to be adequate, St. Charles and Maple Park and Countryside FPD Fire Cadet Program agree as follows:

1. The recitals stated above are an integral part of this Agreement and are incorporated into this Agreement by reference and made a part hereof.

2. St. Charles warrants that it has authority under the laws of the State of Illinois and its ordinances and has by Ordinance authorized the donation of the Equipment and transfer of the ownership of the Equipment to Maple Park and Countryside FPD Fire Cadet Program.

3. Maple Park and Countryside FPD Fire Cadet Program acknowledges and agrees that St. Charles is neither a manufacturer nor a vendor of the Equipment.

4. It is the obligation and duty of Maple Park and Countryside FPD Fire Cadet Program to inspect the equipment prior to accepting it. Acceptance of the Equipment by Maple Park and Countryside FPD Fire Cadet Program shall be deemed a determination by Maple Park and Countryside FPD Fire Cadet Program that the Equipment was received in good condition and repair. The Parties acknowledge and agree that St. Charles has made no

representations as to the condition of the Equipment and has made no agreements or promises to replace, repair, alter or improve the Equipment.

IT IS UNDERSTOOD AND AGREED THAT ST. CHARLES IS NOT MAKING AND HAS NOT MADE AT ANY TIME ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESEPCT TO THE EQUIPMENT INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, USAGE, LATENT OR PATENT PHYSICAL CONDITION, OR ANY OTHER MATTER OR THING REGARDING THE EQUIPMENT. MAPLE PARK AND COUNTRYSIDE FPD FIRE CADET PROGRAM AGREES THAT IT SHALL ACCEPT AND USE THE EQUIPMENT "AS-IS, WHERE-IS, WITH ALL FAULTS." All risks incident to the usage of the Equipment shall be borne by Maple Park and Countryside FPD Fire Cadet Program. St. Charles shall not be obligated or liable to Maple Park and Countryside FPD Fire Cadet Program or any third party for actual, incidental, consequential, or other damages arising out of or in connection with the use or performance of the Equipment and the maintenance thereof by Maple Park and Countryside FPD Fire Cadet Program expressly and unconditionally waives any such claims. Maple Park and Countryside FPD Fire Cadet Program agrees to take possession of the Equipment in the City of St. Charles, Illinois, at a mutually agreeable time.

5. Notwithstanding anything else to the contrary, Maple Park and Countryside FPD Fire Cadet Program agrees to and shall defend, indemnify and hold harmless St. Charles, its past and present officials (whether appointed or elected), officers, trustees, directors, agents, representatives, attorneys, contractors, insurers, volunteers, servants, successors, predecessors, assigns, employees and any other third party related to St. Charles (collectively, the "Indemnified Parties") from and against any and all claims, losses, demands, liabilities, penalties, liens, encumbrances, obligations, causes of action, costs and expenses (including reasonable attorneys' fees and court costs), deaths, injuries and damages (actual or punitive) of every kind and nature, whether known or unknown, suspected or unsuspected, disclosed or undisclosed, contingent or actual, liquidated or unliquidated (collectively, the "Claims" and individually, a "Claim") that occurred or are alleged to have occurred, in whole or in part, in connection with St. Charles's donation of the Equipment, Maple Park and Countryside FPD Fire Cadet Program's use of the Equipment, any act or omission of Maple Park and Countryside FPD Fire Cadet Program or its officers, employees, independent contractors, officials, agents, and representatives, Maple Park and Countryside FPD Fire Cadet Program's breach of this Agreement, or this Agreement.

6. The interpretation and enforcement of this agreement shall be governed by the laws of the State of Illinois applicable to agreements made to be performed entirely within that state, without regard to its conflicts of laws principles. All actions or proceedings in any way,

manner or respect, arising out of or from or related to this Agreement shall be litigated only in the circuit court of the County of Kane, State of Illinois. Maple Park and Countryside FPD Fire Cadet Program expressly waives any objections to the foregoing based on improper venue, forum non conveniens or any other principle of law.

7. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. A signature affixed to this Agreement by facsimile or electronic mail shall have the same effect as an original signature.

8. By affixing their signatures below the signatories represent that they have authority on behalf of their local government to enter into this Agreement.

CITY OF ST. CHARLES, an Illinois municipal corporation

By:_____
Its Mayor

Its:_____

ATTEST:

By:_____
Its City Clerk

_____
DATE

SUBSCRIBE AND SWORN to before me this ____ day of _____, 2026

_____
Notary Public

MAPLE PARK AND COUNTRYSIDE FIRE PROTECTION DISTRICT CADET PROGRAM

By:_____

ATTEST:

By:_____
Its:_____

_____
DATE

SUBSCRIBE AND SWORN to before me this ____ day of _____, 2026

_____
Notary Public

Exhibit 1

Category	Brand	Date	Size	Serial #	Model#	Misc #
Leather Boots	Weinbrenner	05/19/03	13 Wide		804-6373	25938 3247
Leather Boots	Weinbrenner	04/10/07	5 Wide	LS000013603	804-6373	63756 7167
Leather Boots	Weinbrenner	02/28/08	10.5 Wide		804-6373+	93372 8117
Leather Boots	Weinbrenner	01/11/07	10.5 Wide		804-6373	56403 7057
Leather Boots	Globe	08/01/23	10 Wide	150A420		6528955
Leather Boots	UNKNOW	UNKNOWN	UKNOWN	UKNOWN	UKNOWN	UKNOWN
Rubber Boots	Honeywell	08/01/13	10 Wide		Ranger Model 1500	
Rubber Boots	Honeywell	10/01/13	13 Wide		Ranger Model 1500	
Rubber Boots	Servus		7M/8W Wide		Fire Breaker	7254
Rubber Boots	Servus		5M/6W Wide		Fire Breaker	7254
Helmets	Bullard	02/01/04			Fire Dome UST	Lot# 0204
Helmets	Bullard	04/01/05			Fire Dome UST	Lot# 0204
Helmets	?	08/16/17		1708007470	EV1TR00HB	
Helmets	?	03/22/13		1303011391	EV1TR00HB	
Coats	Honeywell	05/23/14		1405009024	LTO62BGTB	
Coats	Janesville	06/01/13		6253682	CVBM	
Coats	Fire Dex	02/01/11		130904008		
Coats	Honeywell	03/01/13		1303005068	LTO62BGTB	
Coats	Honeywell	05/01/14		1405009036	LTO62BGTB	
Coats	Fire Dex	04/01/12		113876002		
Coats	Honeywell	05/01/15		1504004340	LTO62BGTB	
Coats	Honeywell	05/01/14		1405009030	LTO62BGTB	
Coats	Fire Dex	01/08/15		113876008		
Coats	Fire Dex	04/01/12		113876004		
Coats	Honeywell	05/01/14		1405009033	LTO62BGTB	
Coats	Fire Dex	12/01/13		129672003		
Coats	Fire Dex	03/01/14		132455001		
Coats	Sperian	01/01/08		11328601	S410VZW	
Coats	Sperian	11/01/07		29937901	S410VZW	
Coats	Tradition Fire Gear	10/01/05		10811903	S41SVZ	
Category	**Brand**	**Date**	**Size**	**Serial #**	**Model#**	**Misc #**

Coats	Tradition Fire Gear	10/01/05		10811902	S41SVZ	
Coats	Honeywell	09/01/16		1608002953	LTO62BGTB	
Coats	InnoTex	05/01/13		13001200002	INNO6000X	
Coats	Fire Dex	04/01/12		113876001		
Pants	Honeywell	05/23/14		1405009041	LTO62BGPB	
Pants	Janesville	06/01/13		6253682	CVBM	
Pants	Fire Dex	02/01/11		103904017		
Pants	Honeywell	03/01/13		1303005068	LTO62BGPB	
Pants	Honeywell	03/01/14		1405009053	LTO62BGPB	
Pants	Fire Dex	04/01/12		113876015		
Pants	Honeywell	09/01/16		1608002959	LTO62BGPB	
Pants	InnoTex	05/01/13		P1300120002	INNO6000X	
Pants	Fire Dex	04/01/12		113876011		
Pants	Fire Dex	12/01/13		129672004		
Pants	Honeywell	05/01/13		1405009040	LTO62BGPB	
Pants	Honeywell	05/01/14		1405009046	LTO62BGPB	
Pants	Honeywell	05/01/14		1405009050	LTO62BGPB	
Pants	Fire Gear	10/01/05		10812302	S825VZ	
Pants	Fire Gear	10/01/05		10812303	S825VZ	
Pants	Fire Gear	05/01/05		21864601	S825VZ	

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 7a
	Title:	Recommendation for Approval for Amplification and Use of a Portion of First Street Plaza for the 2026 Jazz Weekend
	Presenter:	**Police Chief Dan Likens**

Meeting: Committee of the Whole	**Date:** August 3, 2026	
Proposed Cost: $ 1,000.00 (PW)	**Budgeted Amount:** $ N/A	**Not Budgeted:** ☐
TIF District: None		

Executive Summary (if not budgeted, please explain)**:**

The St. Charles Business Alliance is requesting partial use of the 1st Street Plaza during Jazz Weekend, which is taking place September 10-13, 2026.

Two live-music performances are scheduled to take place on the Plaza and various jazz bands are scheduled to play on Saturday and Sunday during daytime hours throughout town.

The Alliance is working with the Electric Department to ensure adequate electric will be available, if needed.

Attachments (please list)**:**

Recommendation/Suggested Action (briefly explain)**:**
Recommendation for approval for amplification and use of a portion of First Street Plaza for the 2026 Jazz Weekend.

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 7b
	Title:	Recommendation for Approval of Amplification and Parking Lot & Street Closures for the Annual Scarecrow Weekend
	Presenter:	**Police Chief Dan Likens**

Meeting: Committee of the Whole **Date:** August 3, 2026

Proposed Cost: PD $ 24,828.43 (includes EMA) PW $ 30,000.00 EL $ 3,556.47 Total: $ 58,384.90	**Budgeted Amount:** $ N/A	**Not Budgeted:** ☐

TIF District*:* None

Executive Summary (if not budgeted, please explain)**:**

The Special Event committee has reviewed the application from the St. Charles Business Alliance regarding the annual Scarecrow Weekend requested to be held Friday, October 9 through Sunday, October 11, 2026, throughout various downtown locations.

Please refer to the attached map and road closure document for all the requested parking lot and road closures. The referenced closures include set-up day on Thursday, October 8, 2026.

The organizers have requested that Riverside Ave., from Main St. to Illinois Ave., be closed between E. Main St. and Illinois Ave. from 6am on Thursday, October 8 – noon on Monday, October 12, 2026.

Attachments (please list)**:**
Parking lot & road closure listing

Recommendation/Suggested Action (briefly explain)**:**
Recommendation for approval of parking lot and street closures outlined in the attached listing from Thursday, October 8 through Monday, October 12, 2026, for the annual Scarecrow Weekend.

Updated: 5/29/2026

2026 SCARECROW WEEKEND

Street Closings, Parking Lot & ADA Parking Requests

Thursday, October 8th – Sunday, October 11th

(Set-up day: Thursday, October 8, 2026)

**Corresponding Maps are attached*

Parking Lot Closing Requests:

EAST of Fox River

1. **Municipal (Compass) Lot:** – Parking Lot at the corner of Main Street & Riverside Ave. - Thursday 6am - Mon 12pm for Info Tent, Scarecrow -to-Go, Seating
2. **ADA Parking, Municipal Back Lot (City Lot J):** 7 parking spaces on Southeast Row of parking spaces. See map for details. Fri 6am - Sun 5pm.
3. **Load In Parking, Municipal Back Lot (City Lot J):** 3 parking spaces on Southwest Row of parking spaces. (See map for details.) Cones only. Fri 6am - Sun 5pm.

Street Closing Requests:

EAST of Fox River (Riverside Avenue)

1. **Closure:** South Riverside from Main Street to Illinois Avenue, Thurs 6am - Mon 12pm
   - All barricades and cones (i.e. in turn lanes) to be set up and removed by Police

WEST of Fox River (Lincoln Park Area- Including ADA Parking Request)

1. **Closure:** Cedar Street from 4th Street to 5th Street, Thurs 6am - Sun 6pm during set up and event hours. (Event Staff will pull barricades)
2. **Closure:** 4th Street from Main Street to Cedar Street, Thurs 6am - Sun 6pm during set up and event hours. (Event Staff will pull barricades)
3. **Closure:** 5th Street from Main Street to Cedar Street, Thurs 6am - Sun 6pm during set up and event hours. (Event Staff will pull barricades)
4. **ADA Parking:** North 4th Street from Cedar Street to State Street - west side only - handicapped parking: Fri at 6am - Sun at 5pm. (Signs need to be posted on Thursday.)
5. **ADA Parking:** North 5th Street from Cedar Street to State Street - east side only - handicapped parking: Fri at 6am - Sun at 5pm. (Signs need to be posted on Thursday).

Additional Requests:

1. Parking spaces on the southwest side of Cedar Street from 4th Street to 5th Street - to place dumpsters and restrooms - Thursday (drop off) through Monday 12pm

Set Up: Thursday, October 8th: 8:00AM – 5:00PM

- **Lincoln Park**: Delivery of Tents/Dumpster/Restrooms
- **Riverside Avenue**: Set up of Activity Area and Delivery of Tents/Dumpster
- **Municipal Center - Compass Lot**: Delivery of Information Tent and Restrooms
- **1st Street Plaza**: Photo Op (Day TBD), 10X20 Band Tent, Scarecrows
- **Scarecrow Contest:** Set up Thursday, October 8th: **8:00AM - 8:00PM**
  - Lincoln Park
  - Riverside Avenue
  - 1st Street Sidewalks/Plaza

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 7c
	Title:	Recommendation for Approval of the Closure of Parking Lot "B" and IDOT Resolution for the Closure of Main St. (Route 64) from 6th Street to 2nd Avenue for Two High School Homecoming Parades
	Presenter:	**Police Chief Dan Likens**

Meeting: Committee of the Whole	**Date:** August 3, 2026	
Proposed Cost per parade: PD $5,223.60 *(includes EMA)* PW $4,000.00 **TOTAL $9,223.60 per parade**	**Budgeted Amount:** $ N/A	**Not Budgeted:** ☐
TIF District: None		

Executive Summary (if not budgeted, please explain)**:**

The Special Event committee has reviewed the applications for the 2026 high school homecoming parades. North High School's Homecoming parade will be held on Friday, October 2, 2026, and East High School's Homecoming parade will be held on Friday, October 16, 2026. Both parades commence at 1:00 p.m., lasting approximately one-half hour.

Both schools have requested a partial closure of Municipal Lot "B", the parking lot behind Flagship on the Fox/Pollyanna, to better facilitate the parade logistics.

Both high schools have requested the tradition continue by having the parades on Main Street from 6th Street to 2nd Avenue. Both parade routes will be traveling west to east.

Public Works will set up three garbage cans in the "set-up" parking lot across from the D303 Administration building and three garbage cans in Municipal Lot "B". They will also participate in the parade with one of their vehicles, along with the Police and Fire Departments.

Attachments (please list)**:**
Resolution

Recommendation/Suggested Action (briefly explain)**:**
Recommendation for approval of Municipal Lot "B" partial closure and IDOT resolution for the closure of Main Street (Route 64) from 6th Street to 2nd Avenue for two High School Homecoming parades on October 2 & 16, 2026.

City of St. Charles, Illinois

Resolution No. _____

A Resolution Requesting the Closure of Routes 64 and 31 for the St. Charles East and North High School Homecoming Parades

Presented & Passed by the City Council on _____

WHEREAS, the St. Charles North and East High Schools are sponsoring a Homecoming Parade in the City of St. Charles, and;

WHEREAS, these Parades will require the temporary closure of Main Street (Route 64) and Second Street (Route 31) state highways in the City of St. Charles, and;

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes the Department of Transportation to issue permits to local authorities to temporarily close portions of state highways for such public purposes or needs as parades and local celebrations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, that permission to close Main Street (Route 64) and Second Street (Route 31) on Friday, October 2, 2026, from 12:45 p.m. to 2:30 p.m. for the St. Charles North High School Homecoming Parade and Friday, October 16, 2026, from 12:45 p.m. to 2:30 p.m. for the St. Charles East High School Homecoming Parade be requested of the Department of Transportation;

BE IT FURTHER RESOLVED that if such permission is granted by the Department of Transportation, all highway traffic during the periods of time specified shall be detoured over the following routes:

> For westbound on Route 64: south on 5th Avenue (Route 25) to Illinois Avenue, west to 7th Street, north to Route 64. For southbound on Route 31: west on State Street from Route 31 to 7th Street, south on 7th Street to Illinois Street, east on Illinois Street to Route 31. For eastbound Route 64 and northbound Route 31, use the reverse route.

BE IT FURTHER RESOLVED that if such permission is granted by the Department of Transportation, the City of St. Charles assumes full responsibility for the direction, protection and regulation of the traffic during the time the detour is in effect, and all liabilities for damages of any kind occasioned by the closing of the state highway, and it is further agreed that efficient all-weather detours will be maintained to the satisfaction of the Department and conspicuously marked for the benefit of traffic diverted from the state highway.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the Department of Transportation to serve as a formal request for the permission sought in this resolution.

PRESENTED to the City Council of the City of St. Charles, Illinois, this _____ day of _____ 2026.

PASSED by the City Council of the City of St. Charles, Illinois, this _____ day of _____ 2026.

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of _____ 2026.

_____
Clint Hull, Mayor

ATTEST:

_____
City Clerk

COUNCIL VOTE:
Ayes:
Nays:
Absent:
Abstain:

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 8a
	Title:	Recommendation to Approve a Resolution Authorizing a Consulting Contract with Benesch for Reevaluation of the Red Gate Road Railing Project for 65,000
	Presenter:	**Chris Gottlieb, Public Works Manager – Engineering**

Meeting: Committee of the Whole **Date:** August 3, 2026

Proposed Cost: $ 65,000	**Budgeted Amount:** $	**Not Budgeted:** ☒

TIF District*:* None

Executive Summary (if not budgeted, please explain)**:**

In late 2024, the City hired WBK Engineering to investigate the cause of the persistent rust on the railings of the Red Gate Road Bridge and evaluate potential rehabilitation methods. After reviewing their evaluation, the City decided to move forward with removing, hot-dip-galvanizing, and reinstalling the existing railing. WBK was awarded the design contract for this work in spring of 2025. The project was then put out to bid in April of 2026.

On May 1st the City opened bids for the Red Gate Road Bridge Railing Repairs Project. Bidders were asked to provide a base bid and an alternate bid. The base bid was for repairing the existing railing by removing, cleaning, hot-dip galvanizing, and reinstalling it. The alternate bid was for replacing the railing. The City received only one bid from Martam Construction. Martam's costs were $1.29 million for the base bid and $1.99 million for the alternate bid. The base bid cost exceeded the project's $978k budget by over 30%. Discussions with contractors revealed that they had many concerns with the project, including traffic control, timeline, and limited galvanizing options, which reduced the number of potential bidders and drove up costs. Based upon these results, staff recommends hiring another engineering firm to re-evaluate our project approach, including rehabilitation options, in order to determine the best way to move forward. Using a second firm will bring new perspectives and insights as we seek ways to make the project both more attractive to bidders and more budget friendly. Once we have completed the evaluation, the plans will be revised as needed. The project will then be re-budgeted, and re-bid.

In April 2026, Benesch was chosen through a competitive RFP process to oversee the City's annual bridge inspection program. They have been the City's bridge inspectors since 2013, giving them an unrivaled knowledge of the Red Gate Road Bridge, its condition, and its maintenance history. Staff recommends awarding Phase I Engineering to Benesch with an option to extend to Phase II and Phase III. If these options are exercised, the cost will be brought forward to Council for approval at that time. Benesch estimates that Phase 1 will require three months, and Phase 2 will require three months. The project will be ready to bid in March for construction in summer 2027.

This additional design work was not budgeted. The work will be paid for using funds originally budgeted for construction engineering for the Red Gate Railings Project. Construction Engineering will be re-budgeted in the next fiscal year.

Attachments (please list)**:**

None

Recommendation/Suggested Action (briefly explain)**:**

Recommendation to Approve a Resolution Authorizing a Consulting Contract with Benesch for Phase 1 Engineering for the Red Gate Road Railings Rehabilitation Project for $65,000.

City of St. Charles, Illinois
Resolution No. 2026-

A Resolution authorizing a Consulting Contract with Benesch for Phase 1 Engineering for the Red Gate Road Railings Rehabilitation Project in the amount of $65,000

Presented & Passed by the City Council on August 17, 2026

WHEREAS, in April 2026, Benesch was chosen through a competitive RFP process to oversee the City's annual bridge inspection program;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, to authorize a Consulting Contract with Benesch for Phase 1 Engineering for the Red Gate Road Railings Rehabilitation Project in the amount of $65,000.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 17th day of August 2026

PASSED by the City Council of the City of St. Charles, Illinois, this 17th day of August 2026

APPROVED by the Mayor of the City of St. Charles, Illinois, this 17th day of August 2026

_____
Clint Hull, Mayor

ATTEST:

_____
City Clerk

COUNCIL VOTE:
Ayes:
Nays:
Absent:
Abstain:

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 9a
	Title:	**Recommendation to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run.**
	Presenter:	**Russell Colby, Community Development Director**

Meeting: Committee of the Whole	**Date:** August 3, 2026	
Proposed Cost: $	**Budgeted Amount:** $ N/A	**Not Budgeted:** ☐
TIF District: None		

Executive Summary (if not budgeted, please explain)**:**

The subject property is the remaining 33.7-acres of the former Pheasant Run Resort property, located at the SE corner of E Main Street & Kautz Road. Applications requesting a Special Use for Planned Unit Development (PUD) and PUD Preliminary Plan have been submitted by Vequity, as developer, and their property owner entity, SC Landman. A similar Concept Plan was reviewed in December 2025. Details of the project:

- Preliminary plan for a 14-lot commercial subdivision:
  - Full access to Kautz Rd., two right-in/out access to E Main St., driveway to Pheasant Run Dr.
  - Outlot containing stormwater detention and private east-west drive south of the building lots.
  - Pedestrian infrastructure along Main Street, Kautz Road, and internal to the site.
  - Common landscaping and development signage.
- Lots to be developed under existing BR Regional Business zoning, with additional land uses under the PUD:
  - Preliminary Development plans are included for 6 lots, including:
    - Lot 1 – Chase Bank w/ drive-through
    - Lots 3, 4, 6 – Multi-tenant buildings, with 2 drive-through opportunities
    - Lot 5 – Dutch Bros Coffee w/drive-through
    - Lot 11 – Valvoline Oil Change w/drive-through
  - Development of the remaining lots will require future City approval of Preliminary Plans.
  - Deviations from specific zoning and subdivision standards as detailed in the staff report – including:
    - Drive-Through as a Permitted Use on all lots (no future special use review)
    - Pet Care Facility as a Permitted Use
    - Lot 14 is planned for a future car dealership use- PUD to permit vehicle storage and development standards similar to McGrath Honda/Kia PUD to the east
    - Multi-function Indoor Recreation & Amusement uses (permitted under existing zoning)
    - Gas Station use with facilities for Trucks, no overnight parking (permitted under existing zoning)

Plan Commission Review – Plan Commission held a public hearing on 7/21/26. No members of the public spoke at the public hearing or provided written comment. Plan Commission recommended approval by a vote of 6-3, subject to the following conditions which are incorporated into the draft approval Ordinance:

- No foundation landscaping deviations for the remaining lots (Lots 2, 7-10, 12-13; excluding Lot 14).
- Drive-Through Facility on Lot 14 to require Special Use approval (if not developed as a car dealership).
- City may request an updated traffic study if Drive-Through Facilities are proposed in excess of what was accounted for in the traffic study.

Plan Commission also directed the applicant to work with staff to address the following comments:

- Improve pedestrian connectivity from the buildings to The Shops Drive sidewalk.
- Ensure proper grading along Rt 64 in relation to landscaping.
- Add trees along the southern rim of the detention basin.
- Improve pedestrian experience along The Shops Drive by providing consistent tree spacing and shifting the eastern pedestrian seating area closer to the pond.
- Modify elevations of the multi-tenant buildings to add additional façade articulation.

- Provide more space between Buildings 3 and 4 for the plaza area and restaurant seating. Add façade articulation along the building walls on either side of the plaza.

The applicant has provided a revised Overall Landscape Plan that addresses the Plan Commission's comments regarding internal pedestrian connectivity and landscaping along The Shops Drive and in the detention area. Revised building elevations for Lots 3 and 4 have also been submitted, depicting additional front and plaza-side façade articulation.

Incentive Request – Vequity is requesting tax increment financing (TIF) assistance for the project. The site is located within the Pheasant Run TIF District. A formal redevelopment agreement is not yet under consideration. However, the Committee is encouraged to share whether they support continuing negotiations on a potential incentive package for the project.

Based on the existing condition of the property, it has been anticipated that a financial incentive would likely be necessary to attract private redevelopment to the site. The property presents redevelopment challenges more consistent with a brownfield or previously disturbed site than a typical greenfield commercial development. These challenges include environmental conditions, unsuitable soils and subgrade conditions, and significant earthwork needs. Vequity is requesting TIF reimbursement to help offset these extraordinary redevelopment costs and improve the financial feasibility of the project.

Vequity has proposed two potential reimbursement scenarios:

- A car wash is currently a permitted use based on the BR zoning of the property. If a car wash remains a permitted use under the planned unit development (PUD), the developer is requesting up to $3.3 million in TIF reimbursement for extraordinary development costs.
- If a car wash is prohibited under the PUD, the developer has indicated that the restriction would eliminate a currently permitted use, reduce the value and economic viability of the project, and require additional assistance. Under that scenario, Vequity would request $4.8 million in TIF reimbursement.

The total development cost for a project of this size is estimated to be around $75-$80 million.

Several other important factors to note:

- Pay-as-you-go structure: The developer has agreed to a pay-as-you-go reimbursement model. Under this approach, the City would not front project costs or issue debt to fund the incentive.
- Reimbursement source: Because the project is located within a TIF District, any reimbursement would be paid from incremental property tax revenue generated by the redevelopment itself, not from existing City funds.
- Maximum reimbursement amount: Any approved reimbursement would be capped at the agreed-upon amount. The developer would be required to document actual costs before reimbursement is made.
- Eligible cost verification: Reimbursement would be limited to qualifying TIF-eligible redevelopment costs, including documented environmental remediation, site preparation, utility restoration, and related extraordinary site work.
- TIF generation: At full buildout in 2028, the project is expected to generate approximately $495,000 in TIF revenue and approximately $10,999,000 over the remaining life of the TIF district.
- Sales tax benefit: The project is expected to begin generating sales tax revenue upon occupancy, which would accrue to the City's General Fund and provide a more immediate fiscal benefit independent of the TIF reimbursement.

At this stage, staff is primarily seeking Committee feedback on whether there is support for the project from the land-use prospective, however the level of support for the TIF reimbursement is important for the developer in deciding whether to move forward with the project.

Attachments (please list)**:**

Plan Revisions in Response to Plan Commission Review, Plan Commission Resolution, Staff Report, Applications, Ordinance (with full plan sets)

Recommendation/Suggested Action (briefly explain)**:**

Recommendation to approve an Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run.

Revised per Plan Commission recommendation



OVERALL LANDSCAPE PLAN KEY

N

0 50' 100' 200'

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

OPEN AREAS - NO MOW

All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched, are to be seeded with standard turf seed and covend with an erosion control blanket.

NOTE: All other areas disturbed by construction activities, exluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.

PLANT KEY

SHADE TREE

ORNAMENTAL TREE

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

PHEASANT RUN RETAIL

ST. CHARLES, IL

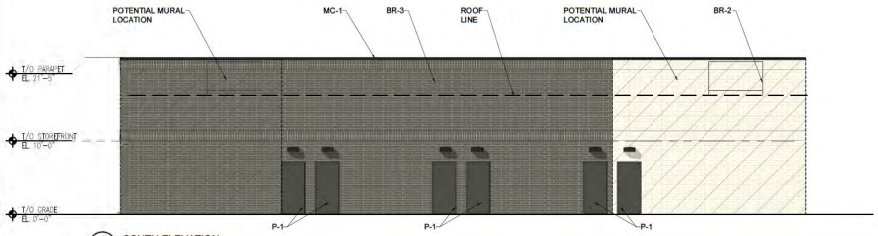
OVERALL LANDSCAPE PLAN

DATE: 07-28-26

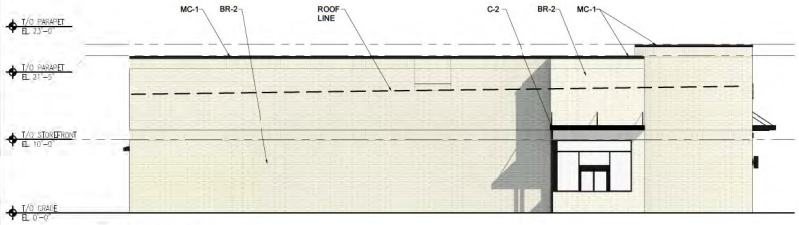
Revised per Plan Commission recommendation



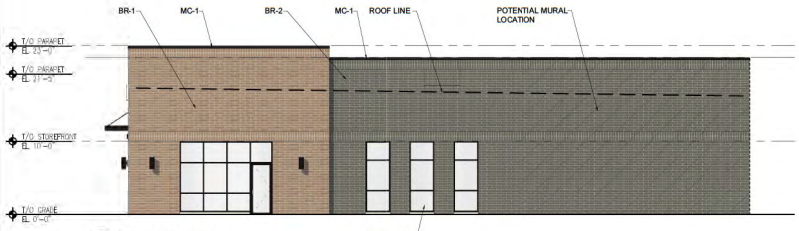
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2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
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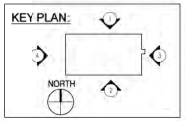
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4 WEST ELEVATION
SCALE: 1/8"=1'-0"
0 2 4 8 16'

NOTE:
- SIGNAGE UNDER SEPARATE FERMIT
- ALL STOREFRONTS WILL BE CLEAR GLASS.
- MURAL DESIGNS ARE CONCEPTUAL AND SUBJECTED TO CHANGE.

KEY PLAN:



MATERIAL SCHEDULE

LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-3	BRICK		ECHELON	SLATE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

CLIENT:
vequity | real estate, redefined.
Vequity
226 N Morgan Street
Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:
ILEKIS architects + planners
ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
312-419-0009 www.ILEKIS.com
THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE A. ILEKIS, AIA
© COPYRIGHT 2026 ILEKIS ASSOCIATES ALL RIGHTS RESERVED

NOTE:

PROJECT #2514-10
LOT 4
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174

DATE:	ISSUED FOR
03/13/26	ISSUED FOR CLIENT REVIEW
07/27/26	ISSUED FOR CLIENT REVIEW

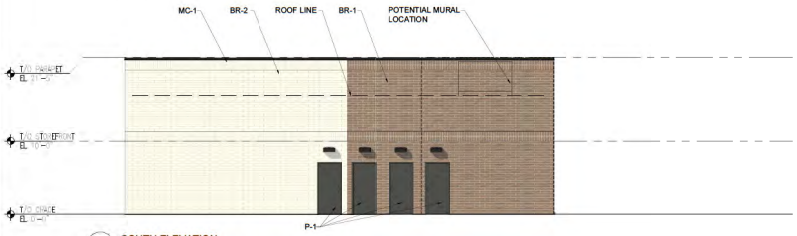
GENERIC COLOR EXTERIOR ELEVATIONS

A3.02

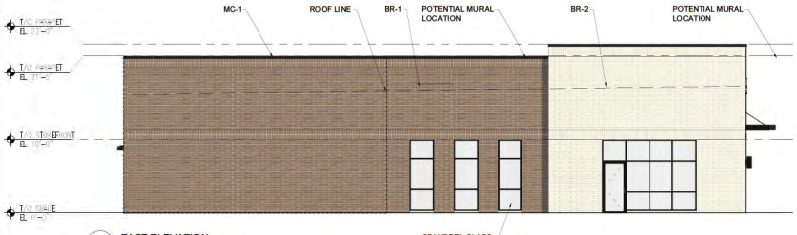
Revised per Plan Commission recommendation



1 NORTH ELEVATION
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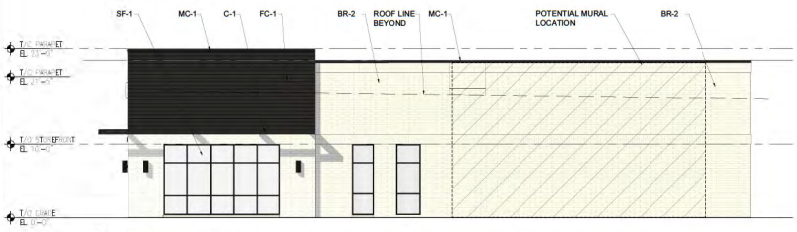


2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
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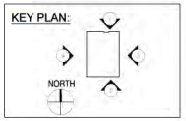
3 EAST ELEVATION
SCALE: 1/8"=1'-0"
0 2 4 8 16'

NOTE:
- SIGNAGE UNDER SEPARATE PERMIT
- ALL STOREFRONTS WILL BE CLEAR GLASS.
- MURAL DESIGNS ARE CONCEPTUAL AND SUBJECTED TO CHANGE.



4 WEST ELEVATION
SCALE: 1/8"=1'-0"
0 2 4 8 16'

KEY PLAN:



MATERIAL SCHEDULE

LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHIHA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

CLIENT:
vequity | real estate, redefined.
Vequity
226 N Morgan Street
Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:
ILEKIS
architects + planners
ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
312-419-0009 www.ILEKIS.com
THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE A. ILEKIS, AIA
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NOTE:

PROJECT #2514-10
LOT 3
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES
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DATE:	ISSUED FOR
03/13/26	ISSUED FOR CLIENT REVIEW
07/27/26	ISSUED FOR CLIENT REVIEW

GENERIC COLOR EXTERIOR ELEVATIONS

A3.02

City of St. Charles, Illinois
Plan Commission Resolution No. 5-2026

A Resolution Recommending Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC)

Passed by Plan Commission on July 21, 2026

WHEREAS**,** it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use and PUD Preliminary Plan; and,

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use for PUD and PUD Preliminary Plan for The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC); and,

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds Special Use for PUD to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A.

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.

2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.

3. To encourage a harmonious mix of land uses and a variety of housing types and prices.

4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.

5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.

6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.

7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed PUD advances at least the following above-referenced standards (numbered to correspond to the numbering above):

1. The PUD will result in a creative mix of commercial uses in the City's East Gateway Subarea and in the Main Street Subarea, with attractive architecture and amenities.

2. The Project will offer commercial products and services that will benefit the City's residents by providing shopping convenience, and a place to for residents to meet and interact.
5. The Project will enhance the City's commercial base, increase City sales tax and real estate tax revenues, and offer employment opportunities to the City's residents.
6. The PUD will result in the redevelopment of a long-idle, blighted parcel of land along a main City corridor.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

A. Conforming to the requirements would inhibit creative design that serves community goals, or
B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public areas, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinance.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed PUD meets the following factors for PUD approval (numbered to correspond the numbering above):

1. The proposed PUD offers community amenities not otherwise required for development by right, including artistic amenities.
3. The proposed PUD will provide superior landscaping, buffering, and screening not otherwise required for development by right.

6. The PUD provides for the use of innovative stormwater management techniques, which will also serve to make readily available an approximate 10 acre "Lot 14" on the east end of the PUD intended to be used for automobile dealership or dealership support purposes if the opportunity presents itself.

iii. The proposed PUD conforms with the standards applicable to Special Use (Section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed Special Use for PUD will serve the public convenience by causing a large, undeveloped, and blighted site along Main Street (Rt. 64) to be redeveloped with businesses offering products and services that meet community needs. The Project will also result in roadway improvements on Main Street, including ADA-compliant crosswalks and sidewalks, and pedestrian-friendly improvements along Kautz Road and Pheasant Run Drive, and pedestrian friendly connections throughout the interior of the Project.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The proposed Special Use for PUD will be accessed and served by existing public roads (Main Street and Kautz Road) and through the extension of existing City public utilities, all of which are / will be adequate to serve the Project.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the immediate east, and industrial development to the south, and as such will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

D. **Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, and industrial development to the south, but not to any undeveloped sites

and, as such, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, industrial development to the south, and commercial development to the north and west, and as such will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed Special Use for PUD conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development. The requested departures are commercially reasonable in nature.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed Special Use for PUD will result in the establishment of business on the Project site that will materially contribute to the real estate tax, sales tax, and employment bases of the City, to the benefit of the City and its residents.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The proposed Special Use for PUD will result in development consistent with that contemplated by the existing BR-Regional Business District zoning classification of the Project site, and with the City's Comprehensive Plan.

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, except as varied per the application for Special Use for PUD, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC), subject to the following conditions: 1) No foundation landscape deviation for remaining lots except Lot 14; 2) Drive-Through Facility shall require Special Use approval on Lot 14; 3) Staff can request an

updated Traffic Impact Study if additional drive-through facilities are proposed beyond what is accounted for in the Study; and 4) Work with staff to address comments related to: improving pedestrian connectivity from the buildings to The Shops Drive sidewalk; ensure proper grading for landscaping along Route 64; add trees along the southern rim of the detention basin; and improve the pedestrian experience along The Shops Drive by providing consistent tree spacing along the drive and a wider "parkway" with trees and shifting the eastern pedestrian seating area closer to the pond.

Roll Call Vote:
Ayes: Weise, Fitzgerald, Baker, Jones, Ewoldt, Gruber
Nays: Payleitner, Vargulich, Funke
Absent:
Motion carried: 6-3

PASSED, this 21st day of July 2026.

_____
Chairman
St. Charles Plan Commission

CITY OF ST. CHARLES
ILLINOIS • 1834

Community Development Department

Staff Report
Plan Commission Meeting – July 21, 2026

Applicant:	SC Landman LLC
Property Owner:	SC Landman LLC
Location:	4051 E Main St; SE corner of E Main St & Kautz Rd
Purpose:	Approval of a 14-lot commercial development
Applications:	• Special Use for Planned Unit Development • PUD Preliminary Plan
Public Hearing:	Yes, required
Current Zoning:	BR Regional Business
Current Land Use:	Vacant
Comprehensive Plan:	Corridor/Regional Commercial & Parks/Open Space

The Shops at Pheasant Run



Subject Property

Summary of Proposal:	SC Landman LLC is proposing to develop the remaining 33.7-acres of the former Pheasant Run Resort property with a commercial development. Details: • 14-lot commercial subdivision, single building on each lot. • Preliminary development plans for subdivision improvements (stormwater detention, private drives) and 6 lots. • Full site access off Kautz Road, two right-in/right-out driveways off E Main Street, driveway off Pheasant Run Drive. • Outlot containing stormwater detention and east-west access drive off Kautz Road, south of the building lots. • Existing BR- Regional Business zoning classification with a Planned Unit Development to accommodate requested zoning deviations. A Concept Plan similar to this proposal was reviewed in December 2025.
Info / Procedure on Application:	**Special Use for Planned Unit Development:** • Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site) • Public hearing is required, with a mailed notice to surrounding property owners. • Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment. • Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.

	• Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs. **PUD Preliminary Plan:** • Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans. • Recommendation is based on compliance with the concurrently approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).
Suggested Action:	Conduct the public hearing on the Special Use for PUD and close if all testimony has been taken. Review the PUD Preliminary Plan. The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation. The applicant has provided responses to the Criteria for PUD for the Commission's consideration.
Staff Contact:	Ellen Johnson, Planner II

I. PROPERTY INFORMATION

A. History / Context

The subject property is the portion of the former Pheasant Run Resort complex that previously contained the main resort buildings and hotel. The property comprises 33.7-acres located at the southeast corner of E Main Street and Kautz Road.

Pheasant Run Resort closed in February of 2020. In May of 2022, a major fire occurred at the resort complex, followed by a second fire in August 2023. The remaining resort structures were demolished in the summer of 2024.

Since 2020, the Pheasant Run Resort property was sold off in parts and has resulted in the following recent developments:

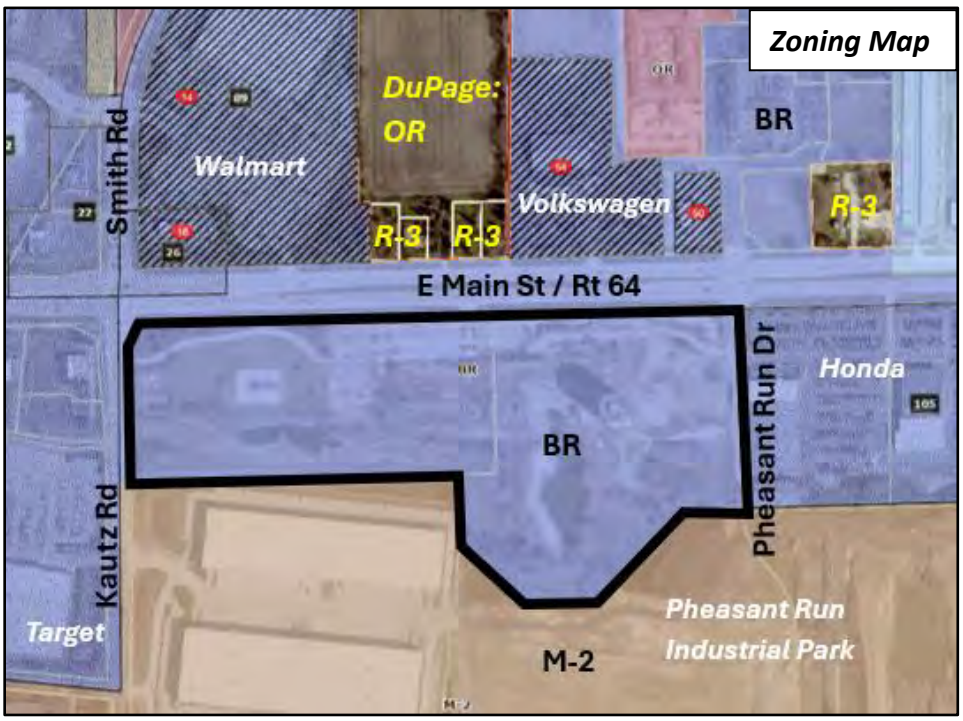
- McGrath Business Center PUD – 21 acres along E Main Street; eastern portion of the Pheasant Run property. Includes two car dealerships on three sites – McGrath Honda, McGrath Kia and McGrath Kia parking/display – which have been constructed.
- Pheasant Run Industrial Park – 85 acres; southern portion of the Pheasant Run property (former golf course). Includes three constructed warehouse buildings, with the fourth and final building under construction.

The subject property is the last remaining piece of the Pheasant Run Resort property to be redeveloped. The property was acquired in April 2025 by SC Landman LLC, care of Vequity LLC. A Concept Plan proposing a 12-15 lot commercial redevelopment was submitted by SC Landman and reviewed for City feedback last fall.

B. Zoning

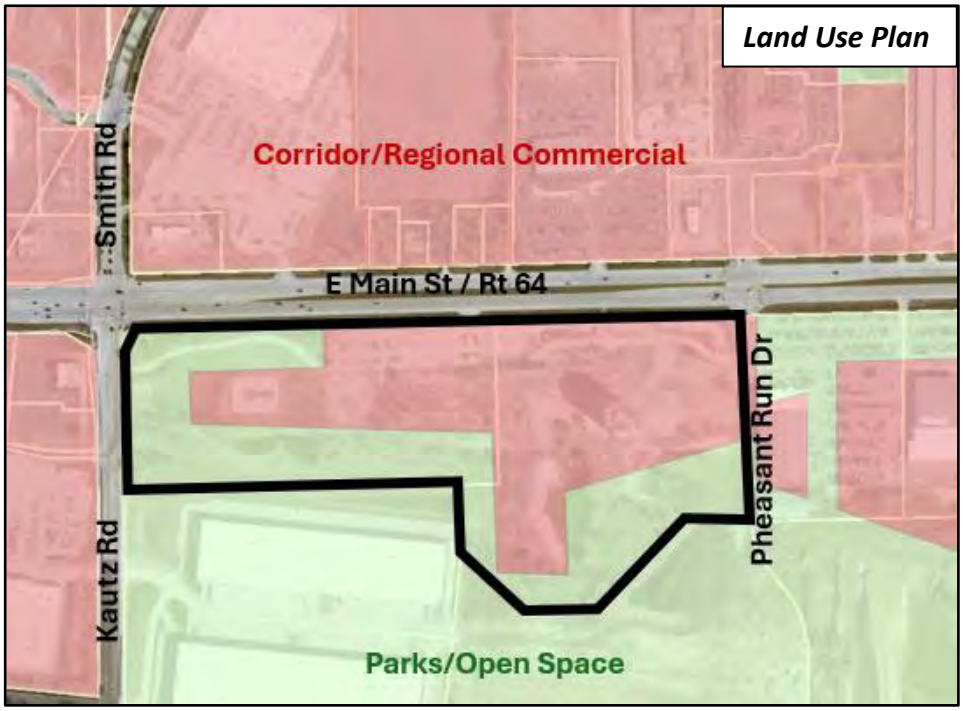
The subject property is zoned BR Regional Business. The same zoning exists to the north, east and west along the Main Street corridor, with some unincorporated residential properties directly to the north. Industrial zoning is to the south.

	Zoning	Land Use
Subject Property	BR Regional Business	Vacant
North	BR Regional Business & BR Regional Business / PUD DuPage County: R-3 Single Family & OR Office Research	McDonald's; Walmart; Volkswagen; Culver's; Wayne Township residential properties & farm field
East	BR Regional Business / PUD	McGrath Honda
South	M-2 Limited Manufacturing	Pheasant Run Industrial Park
West	BR Regional Business / PUD	East Gate Commons shopping center



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the former resort building area as Corridor/Regional Commercial. The portion of the Pheasant Run Golf Course located on the subject property is designated as "Parks/Open Space". These designations reflect the Pheasant Run Resort business, which was still in operation when the Land Use Plan was adopted. Staff believe that absent the golf course use, the entire property would be considered Corridor/Regional Commercial when determining appropriate future land use.



The Corridor/Regional Commercial land use category is described as follows (p.42):

> *"Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of "big box" stores, national retailers, and a "critical mass" of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City's heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/ regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations."*

The following Commercial Area Land Use Policies are relevant to review of the Concept Plan (p.48-50):

> *"**Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community.** A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.*
>
> ***Improve the appearance of the City's commercial areas by promoting high quality development, rejecting national "templates", and maintaining a Façade Improvement Program.** A goal of the Comprehensive Plan is to improve the appearance and function of the existing commercial areas and attract new commercial development to both*

available and under-performing sites. The City's commercial districts are high-profile areas and corridors that attract visitors, have traffic passing through, and therefore play a significant role in defining the image of the community. Each new commercial development should be considered an opportunity to incrementally improve the appearance and character of the community. Consideration should be given to discouraging national "templates" of chain stores and ensuring that new development uses quality-building materials and provides attractive architecture as viewed from all sides. In addition the City should maintain a Façade Improvement Program to assist businesses and property owners with improvements to signage, façade improvements, landscaping, parking areas, and the modernization of aging structures and facilities.

Improve access management along the City's commercial corridors. *As a community approaching full build out, the commercial areas of St. Charles are well defined – located along the City's arterial corridors. In some areas, incremental commercial development has resulted in poor access management. Along Main Street and Randall Road, many individual businesses have established one or more driveways located within close proximity to one another. This can be problematic with regards to traffic and pedestrian safety and traffic flow. The City should work with IDOT and KDOT, as well as property owners, to improve access management within corridor commercial areas in order to improve traffic flow and safety. Along these commercial corridors, the City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicyclists by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress.*

Focus retail development at key nodes/intersections along the City's commercial corridors. *Busy streets do not alone equate to demand for unlimited expanses of retail development. The market can only support so much commercial development, and within the City's competitive market position, having expectations for all corridors to be retail may not be realistic. Instead, retail development should be clustered near key intersections and activity generators, like Main Street & Kirk Road and Lincoln Highway & Randall Road. Although retail may be preferred, office, service, and possibly even multi-family uses can be complementary and supportive of retail nodes and considered appropriate in areas designated for commercial uses.*

The subject property is also located within the East Gateway Subarea Plan. The East Gateway Improvement Plan (p.103) identifies a sidewalk gap along the Main Street and Kautz Road frontages. It also identifies the need for streetscaping enhancements along Main Street to improve the appearance of the corridor. The subject property is not identified as a "Catalyst Site" with specific redevelopment guidance, as Pheasant Run was still in operation at the time the Comprehensive Plan was adopted (2013).

II. PROPOSAL

A. Concept Plan Review

In Fall 2025, property owner SC Landman submitted a Concept Plan proposing a 12-15 lot commercial subdivision with a Planned Unit Development (PUD) contemplated. Two site plans were provided, the primary difference between the two being that one site plan proposed a gas station on the easternmost lot, while the other proposed a car dealership. Plan Commission and Planning & Development Committee of the City Council reviewed the Concept Plan in December. Summary of feedback:

- General support for the project.
- Concerns were expressed regarding the number of drive-through facilities.
- Pedestrian infrastructure will be important – public sidewalks along street frontages, walkways connecting public sidewalk to each lot, paths around the detention area, etc.
- The PUD presents an opportunity for cohesive design of buildings and freestanding signage, as well as elevated landscaping particularly along the street frontages. Public art could also be incorporated. These elements could help meet the "public interest" finding required for PUDs.
- Traffic analysis will be important to assess impacts to existing street network, particularly on Kautz Road.
- The E-W drive through the property needs reworking in the vicinity of the car dealership/gas station.

B. Current Proposal

SC Landman has submitted zoning applications to facilitate a commercial redevelopment similar to last year's Concept Plan. Details of the proposal are as follows:

- Retain existing BR- Regional Business zoning classification.
- Establish a PUD with identified deviations regarding uses, bulk standards, landscaping, building design, etc.
- Subdivision of property into 14 commercial lots; 13 lots fronting on E Main Street and 1 fronting on Kautz Road.
- Full site access off Kautz Road, two right-in/right-out access points off E Main Street, and one full access off Pheasant Run Drive.
- Outlot containing stormwater detention south of Lots 1-13.
- East-west private drive, "The Shops Drive", connecting Kautz Road and Pheasant Run Drive, south of Lots 1-13 and near the north end of Lot 14.
- Signage plan with standards for freestanding signs for each building and shared signage for the development.
- Landscape plan for street frontage landscaping, landscaping around signage, landscaping within the detention area, and along the private drive.
- Pedestrian infrastructure including sidewalk along E Main Street and Kautz Road and along the private drive.
- Preliminary plans for 6 of the 14 lots, including lot-specific preliminary engineering, landscape plan, photometric plan, and building elevations:
    - Lot 1 – Chase Bank with drive-through
    - Lot 3 – Two-unit building (tenants not identified)
    - Lot 4 – Four-unit building (tenants not identified), with drive-through for eastern tenant
    - Lot 5 – Dutch Bros Coffee with drive-through
    - Lot 6 – Three-unit building (tenants not identified), with drive-through for eastern tenant
    - Lot 11 – Valvoline with drive-through
- A car dealership is contemplated for Lot 14, with the location of the private drive bisecting the lot between the front display parking area and the intended location of the dealership building.

The following zoning applications have been submitted for review and approval:

1. **Special Use for Planned Unit Development** – Requesting approval of a PUD for the project with unique development standards and deviations from certain zoning and subdivision requirements.
2. **PUD Preliminary Plan** – Requesting approval of preliminary plans for the following:

a. Overall Subdivision – Preliminary plat of subdivision, preliminary engineering plans for subdivision improvements including site grading, private drive, utilities serving the subdivision, and landscaping along street frontages, the private drive, stormwater outlot, and around signage.
b. For six individual building lots – Lots 1, 3-6, 11 including lot-specific preliminary engineering plans, landscape plans, photometric plans, and building elevations.

Note – The City will need to review and approve PUD Preliminary Plans for each of the building lots for which preliminary plans have not yet been provided (Lot 2, 7-10, 12-14). Preliminary engineering, landscape plan, building elevation, and photometric plan will need to be submitted as part of the PUD Preliminary Plan for each lot. Plan Commission will review and make a recommendation based on compliance with the previously approved PUD, followed by Committee of the Whole recommendation, and finally City Council decision.

III. PLANNING ANALYSIS

Staff has analyzed the submitted applications and plans for conformance with the standards established in applicable sections of the Zoning and Subdivision ordinances, including:

- Ch. 17.14 Business & Mixed-Use Districts
- Title 16- Subdivisions & Land Improvement
- Ch. 17.26 Landscaping & Screening
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.28 Signs

A. Zoning / Proposed Uses / PUD Request

The property's existing BR Regional Business zoning designation will remain in place. The purpose of the BR District is defined in the Zoning Ordinance as follows:

> *"To provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality."*

A wide range of retail, service, recreational, and office uses are permitted in the BR District (see use list attached). Residential uses are not permitted. All of the uses identified for the six lots for which preliminary plans were submitted are permitted uses in the BR District. Five of the six lots incorporate a drive-through facility. Drive-through facilities would typically require separate Special Use approval in the BR District.

Identified uses:

- Lot 1 – Chase Bank with drive-through facility
- Lot 3 – Two-unit building (tenants not identified); retail/restaurant anticipated
- Lot 4 – Four-unit building (tenants not identified); retail/restaurant anticipated, with drive-through for eastern tenant
- Lot 5 – Dutch Bros Coffee with drive-through facility

- Lot 6 – Three-unit building (tenants not identified); retail/restaurant anticipated, with drive-through for eastern tenant
- Lot 11 – Valvoline (Minor Motor Vehicle Service), with drive-through facility

Planned Unit Development Request:
A Special Use for Planned Unit Development (PUD) has been requested. The applicant has provided a document as part of the Special Use for PUD application, entitled "Supplement to the Special Use & PUD Preliminary Plan Applications" (attached). This document lists a number of requested departures, or "deviations", from zoning and subdivision standards. These requests are listed throughout the staff report, and will be incorporated into a PUD Ordinance for the project. The PUD Ordinance will establish unique standards for the development, incorporating the deviations from zoning and subdivision standards.

Historically, the City has typically approved multi-lot commercial developments as PUDs. This has allowed for common signage, consistent landscaping, and in some cases, architectural standards in excess of Zoning Ordinance design standards. To approve a PUD, the City must find that the proposal meets the "public interest" finding based on the PUD criteria (Sec. 17.04.400/410). The applicant has provided responses to the PUD criteria as part of their application. In exchange for the requested deviations, the City can impose specific use allowances or limitations, or development standards related to building architecture or landscaping in excess of Code requirements.

Requested PUD Deviations related to Uses:
The applicant is requesting the following use-related deviations as part of the PUD:

- Drive-Through Facility to be a permitted use. No limitation is proposed on the number of drive-through's. In the BR District, drive-through's require Special Use approval. As a permitted use in the PUD, Special Use approval would not be required for a drive-through to be incorporated on any lot in the PUD. Drive-through facilities would still need to meet the standards contained in Section 17.24.100 regarding stacking space count and stacking lane design.
- Pet Care Facility to be a permitted use. In the BR District, this use requires Special Use approval. As a permitted use in the PUD, Special Use approval would not be required for a Pet Care Facility to locate on any lot in the PUD. Pet Care Facilities would still need to meet the use standards contained in Ch. 17.20.030 regarding screening of outdoor areas and noise mitigation.
- Permanent parking lot for exhibition and/or storage of vehicles to be permitted on Lot 14 if accessory to the operation of a new-car dealership operating in St. Charles. A lot used solely for motor vehicle storage is not otherwise permitted in the BR District. It is permitted in the BC- Community Business District, but only on lots without public street frontage.
- Indoor Recreation & Amusement may incorporate a restaurant. This use is permitted in the BR District, but the use is defined as allowing for incorporation of "snack bars". Requested is to allow a restaurant to be incorporated into the use.
- Gas Station and/or Truck Stop to be a permitted use, with operating hours up to 24 hours per day, 7 days/week, with no overnight truck parking allowed. The BR District already permits gas stations. Truck stops would generally fit into the gas station category. However, the request is to clarify that either use would be permitted.

B. Bulk Standards

Each lot in the development will be subject to the bulk standards of the BR District, except for a few standards for which PUD deviations have been requested. The bulk standards proposed for Lots 1-13 are listed below, along with bulk standards solely for Lot 14 (car dealership).

Deviations from BR District standards are noted in bold italics and are discussed further below the table. The proposed bulk standards for Lot 14 are in keeping with the McGrath Business Center PUD, which covers the two car dealerships adjacent to the east (McGrath Honda and McGrath Kia). These bulk standards will apply only if Lot 14 develops as a car dealership. If Lot 14 develops for a different use, the bulk standards of Lots 1-13 would apply.

The six lots for which development plans are proposed meet the proposed bulk standards. Future development of the remaining lots, including Lot 14, will also need to comply.

Category	BR District	Proposed Lots 1-13	Proposed Lot 14 (Car Dealership)
Min. Lot Area	1 acre	***0.5 acre***	
Max. Building Coverage	30%	***No limitation***	
Max. Building Height	40 ft	40 ft	40 ft
Front Yard (Main St/Kautz Rd)	Building & Parking: 20 ft	Building & Parking: 20 ft	Building: 200 ft ***Parking: 15 ft; 0 ft for vehicle display pads***
Interior Side Yard (from Pheasant Run Dr & interior lot lines)	Building: 15 ft Parking: None	***Building: 10 ft*** Parking: 15 ft from Pheasant Run Drive; 0 ft from interior lot lines	***Building: 10 ft from west adjacent to Lot 13, 5 ft from west adjacent to common area;*** 15 ft from east Parking: none
Exterior Side Yard (Main St/Kautz Rd)	Building & Parking: 20 feet	Building & Parking: 20 ft	N/A
Rear Yard (south)	Building: 30 ft Parking: None	***Building: 10 ft*** Parking: None	***Building: 10 ft*** Parking: none

Requested PUD Deviations related to Bulk Standards:

- Lot Area – 1 acre minimum lot area is required in the BR District. A deviation to allow minimum ½-acre lots is requested. The proposed lots vary in size from 0.8-acre to 10.5 acres (dealership lot). Most lots are around 1 acre in size.
- Building Coverage – 30% coverage is the maximum allowed in the BR District. A deviation is requested for no restriction on building coverage, as long as setback requirements are met. The six development lots fall under 30% building coverage. Removing this requirement is meant to allow flexibility for development of the remaining lots. In practice, most commercial development will not exceed this coverage given the size of the lots, area dedicated to parking, etc.
- Front Yard – Just for Lot 14 (car dealership), a front setback deviation is requested to allow parking up to 15 ft from the front lot line (E Main Street), and vehicle display pads up to the front lot line. This deviation is in keeping with the deviation granted for the Honda and Kia dealerships to the east under the McGrath Business Center PUD.
- Interior Side / Rear Yard Setback – As listed above, deviations have been requested from the required building setbacks from interior and rear lot lines. 10 ft setbacks are requested. The 10 ft setback from interior lot lines are shown on the preliminary plans for Lots 3 and 4. The other depicted lots exceed the BR District requirement of 15 ft. Development of the six lots shown exceed the BR District requirement of 30 ft setback from rear lot lines. However, the deviation is requested to allow flexibility in site layout for the remaining lots.
- Building Height – The height of rooftop screening shall not be counted in measuring building height. Maximum permitted height is 40'. Proposed is to allow rooftop screening in excess of 40'.

- Trash Enclosures – Trash enclosures must be at least 3 feet from interior side and rear lot lines and must meet the building setback for front and exterior side yards. A deviation is requested to allow no setback from interior side and rear lot lines, and 10 ft from Kautz Road (exterior side).

C. Site Access

Layout of the development is based around proposed access points into the site. A full access drive is proposed off Kautz Road, aligned with the East Gate Commons shopping center entrance south of Portillo's and north of Target. A two-way private road runs east-west through the site ("The Shops Drive") from Kautz Road to Pheasant Run Drive, bisecting the property from Lots 1-13 and the stormwater detention facility to the south.

When The Shops Drive reaches Lot 14, it turns north, then west again to bisect Lot 14 to Pheasant Run Drive. A car dealership is contemplated for Lot 14. The private road placement is meant to separate a vehicle display area along E Main Street from the dealership building, and to align with the McGrath Honda dealership drive to the east.

Site access from E Main Street is proposed via two new right-in/right-out drives off E Main Street. Access from Main is also provided via the existing signalized intersection at E Main Street and Pheasant Run Drive.

Cross-access between Lots 1-13 along the north end is also proposed. Access easements are depicted on the Preliminary Plat of Subdivision over cross-access drives and the private road.

The proposed access points on E Main Street require Illinois Department of Transportation approval. IDOT review is ongoing. The turn lane modifications depicted on the engineering plans along E Main Street and Kautz Road are in response to IDOT requirements.

Traffic Study:
A Traffic Impact Study has been prepared by KLOA on behalf of the developer. The TIS concludes the following:

- The surrounding roadway system has sufficient capacity to accommodate traffic to be generated by the development. Turn signal modifications are recommended at E Main Street & Pheasant Run Drive to accommodate left-turning traffic.
- The access system serving the development will provide adequate site access to accommodate development traffic.
- The site plan design provides efficient internal circulation and access between buildings.

The TIS has been reviewed by IDOT and the City's traffic engineering consultant. The City's consultant determined that the proposed development will not create negative traffic impacts.

Pedestrian Connectivity:
Sidewalk 5' in width is proposed along the E Main Street and Kautz Road frontage of Lots 1-13. The sidewalk is proposed on private property instead of within right-of-way. A public sidewalk easement allowing for public access is depicted on the Preliminary Plat of Subdivision.

A northbound crosswalk across E Main Street is shown on the plans, as well as a westbound crosswalk across Kautz Road. Both will require signal modifications at Main & Kautz in coordination with IDOT.

At Lot 14, sidewalk is not proposed along the E Main Street frontage, but instead is proposed along the private road bisecting Lot 14, within a public sidewalk easement.

For the six lots for which development plans have been submitted, sidewalk segments are shown connecting each building to the E Main Street sidewalk.

Sidewalk is also proposed along The Shops Drive connecting to sidewalk on Kautz Road and Pheasant Run Drive.

Requested PUD Deviations related to Access:

- A deviation has been requested from the Subdivision Code in relation to the location of the public sidewalk proposed on Lot 14. Instead of continuing the sidewalk along E Main Street for the Lot 14 frontage, proposed is to shift the sidewalk south, along the private road through Lot 14, connecting to the Main Street sidewalk proposed to the west via a north-south sidewalk segment on Lot 13. The request is so that public sidewalk does not interfere with display of vehicles in relation to a car dealership on Lot 14. If Lot 14 develops for a use other than a car dealership, the sidewalk will need to be provided along the E Main Street frontage.

Staff Comments:

- A complete sidewalk is needed from the corner of Pheasant Run Drive to the private drive through Lot 14. The plans note existing sidewalk along this stretch will remain, however there are gaps in this sidewalk that must be filled. Depending on the condition of the existing sidewalk, the entire stretch may need to be replaced.

D. Parking

The amount of parking required for the various permitted uses is per Section 17.24.140. The required parking count is met for each of the three lots for which uses are proposed (Lot 1- Chase Bank; Lot 5- Dutch Bros Coffee; Lot 11- Valvoline). For the multi-tenant buildings, no tenants have been identified. Adequate parking count will need to be verified by staff prior to build-out of each tenant space. Based on the amount of parking proposed and potential uses, it appears there will be adequate parking to meet code.

Parking on Lot 2 is proposed to be constructed in conjunction with Lot 3 (two-unit building).

Parking for each of the remaining lots will need to be provided in conjunction with development plans for each lot.

Requested PUD Deviations related to Parking:

- A parking reduction has been requested of up to 10% the number of required parking spaces.

E. Landscaping

The development is subject to the standards of Ch. 17.26 “Landscaping & Screening”. A landscape plan has been submitted for the development proposing “common landscaping” including:

- Parkway trees along the E Main Street & Kautz Road ROW adjacent to Lots 1-13.
- Landscaping along the E Main Street & Kautz Road frontage of Lots 1-13, including trees and landscape beds to screen parking lots.

- Landscaping along The Shops Drive, including tree groupings along the drive and planting beds clustered around two "pedestrian seating areas".
- Landscaping around development monument signs at the corner of Main & Kautz and Main & Pheasant Run Drive, and at the Kautz Road entrance. Knee walls are incorporated into the planting beds around the Main Street monument signs.
- Two pedestrian seating areas, on the south side of The Shops Drive, each to include a steel shade structure and decorative paving.
- Three sculpture locations, one at the Kautz Road entrance, one on the south side of the detention pond south of Lot 6, and one at the NE corner of the detention pond south of Lot 12.
- Outlot plantings for the outlot south of The Shops Drive, which include low-profile prairie seed mix for the portion of the outlot not including the detention basin. The basin will be planted with native plugs.

In addition, landscape plans have been submitted for the six lots for which development plans have been provided. These plans demonstrate compliance with most zoning ordinance landscape requirements, including: street frontage landscaping, parking lot landscaping, freestanding signage landscaping, and overall 15% landscape area per lot. Deviations from certain landscaping requirements are requested as part of the PUD (discussed below).

Landscape plans for each of the remaining lots will need to be provided with PUD Preliminary Plan submittal for each lot. The plans will need to comply with the PUD Ordinance and relevant zoning standards. The street frontage landscaping already shown along Lots 1-13 will need to be depicted as shown on the landscape plan for the overall subdivision.

Requested PUD Deviations related to Landscaping:

- Building Foundation Landscaping – Ch. 17.26 requires 5' deep landscape beds along at least 50% of all walls of a building and 50% of street-facing walls. Requested is the following:
  - For Lots 1, 5, 6 – foundation landscaping shall be provided to the extent shown on the plans. Planting beds range from 3'-5' deep, along approximately 50% of building walls. For Lot 11 (Valvoline), no foundation landscaping is provided.
  - For Lot 3-4 – foundation landscaping is depicted along the north, west, and south elevations on Lot 3 and along the north and south elevations of Lot 4. However, a deviation is requested to only require foundation landscaping along the north and east sides of these buildings to provide flexibility in designing tenant build-outs.
  - For all remaining lots – no foundation landscaping is required. This includes Lot 11 (Valvoline), which includes no foundation landscaping.
- Street Frontage Landscaping:
  - For Lot 1 (Chase) – Provide three trees along the Kautz Road frontage (five trees are required) and provide two trees along the E Main Street frontage (three are required). This is requested to maximize visibility to the building and signage.
- Parkway Trees:
  - For Lot 1 (Chase) – Reduce the parkway tree requirement to not provide 1 tree every 40'. This is requested to provide gaps between parkway trees to promote visibility of the building and signage.
- Special Requests for Lot 14 only (car dealership)
  - Requested are deviations from street frontage landscaping, parking lot landscaping, and building foundation landscaping requirements, to provide landscaping to the extent required/provided in the adjacent McGrath Business

Center PUD for the McGrath Honda & Kia dealerships. These lots incorporate planting bed strips along the Main Street parking lot frontages and along the primary entrance drives. No landscaping is provided along building walls or within the interior of the parking lots.

Staff Comments:

- Staff suggests requiring building foundation landscaping that meets the requirements of Ch. 17.26 for the remaining building lots (except Lot 14) rather than granting the request for a deviation to waive foundation landscaping for these lots.

F. Building Design

Buildings in the BR District are subject to the Design Review Standards & Guidelines of Section 17.06.030. Building elevations for six lots have been submitted. All buildings meet the relevant design standards. Brick is the primary façade material of each building. Locations for potential murals are indicated on the rear of each of the three multi-tenant buildings.

Building elevations for each of the remaining lots will need to be provided with PUD Preliminary Plan submittal for each lot.

Requested PUD Deviations related to Building Design:

- A list of exterior building materials is proposed for the PUD which is in line with the allowable exterior materials applicable to the BR District. Additionally, proposed is to require the primary façade material of each building to be masonry.
- For Lot 14 (car dealership) – A similar list of building materials consistent with the BR District is proposed, except that EIFS is requested as a permitted exterior material without limitation. In commercial districts, EIFS is limited to 10% of the building wall.

G. Drive-Through Facilities

As previously stated, five of the lots for which development plans have been provided incorporate drive-through facilities:

- Lot 1 – Chase Bank with drive-through facility
- Lot 4 – Four-unit building with drive-through for eastern tenant
- Lot 5 – Dutch Bros Coffee with drive-through facility
- Lot 6 – Three-unit building with drive-through for eastern tenant
- Lot 11 – Valvoline with drive-through facility

Drive-through facilities are subject to the standards contained in Section 17.24.100, which are as follows:

1. The minimum dimension of stacking spaces shall be nine (9) feet in width and twenty (20) feet in length.
2. Stacking spaces shall be placed in a single line up to the point of service.
3. Stacking spaces shall be located so that, when in use, they do not obstruct ingress/egress to the site, they do not obstruct access to required parking or loading spaces, and do not otherwise interfere with vehicle circulation on the site.
4. Vehicle stacking and equipment associated with the Drive-Through or Car Wash shall be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design or by screening. This will often involve orienting the Drive-Through or Car Wash to the side or rear of the building, away from the public street.

5. The number of required stacking spaces shall be in accordance with Table 17.24-3 (Required Off-Street Parking). [Bank- 5 stacking spaces; Restaurant- 15 stacking spaces; Café- 5 stacking spaces; Oil Change- required spaces not identified]

The proposed drive-through facilities meet the standards listed above. The amount of stacking provided in the drive-through lanes for the multi-tenant buildings would meet the restaurant stacking requirement should a restaurant wish to locate in those units.

If any additional drive-through facilities are proposed on the remaining lots, they will be reviewed against the relevant standards as part of the PUD Preliminary Plan review for each lot.

H. Signage

A signage plan has been provided which proposes a unified signage design for the development. The proposed freestanding signs meet the standards applicable to the BR District per Ch. 17.28 "Signs" in regards to setbacks, height, and sign face area.

The following freestanding signage is proposed:

- One freestanding sign per lot; monument design with stone base.
- Two shopping center signs, one at Main Street & Kautz Road, and one at Main Street & Pheasant Run Drive; monument design with stone base.
- A stone knee wall is proposed in front of each shopping center sign, with "The Shops at Pheasant Run" lettering incorporated.

For the six lots for which development plans have been provided, wall signage locations are indicated on the building elevations.

Requested PUD Deviations related to Signage:

- Wall Signs – For single-tenant buildings, up to 4 wall signs; 1 on each building elevation. For multi-tenant buildings, up to 2 wall signs for interior tenants (front and rear) and up to 3 wall signs for end units (front, side, rear). Ch. 17.28 allows one wall sign per street facing side of the building; a typical lot would be permitted two wall signs.
- Number of Freestanding Signs – Allow more than one freestanding sign on lots which contain a shopping center sign. Ch. 17.28 limits lots to one freestanding sign.
- For Lot 14 (car dealership) –
    - Allow two monument signs, one of which may have an electronic reader board that exceeds the 50% sign face maximum of Ch. 17.28.
    - Allow 3 wall signs on the north elevation, with additional informational or logo signs permitted to be placed on other elevations.
    - These provisions are consistent with the signage approved for the adjacent car dealerships under the McGrath Commercial Center PUD.

I. Site Lighting

A photometric plan has been submitted for the development. The plan depicts pole lighting along The Shops Drive and the northern cross-access drive, as well as site lighting for each of the six lots for which development plans have been provided. Site lighting is subject to the standards contained in Section 17.22.040, including limitations on lighting levels along property lines and fixture design. A separate photometric plan has been submitted for Lot 1 (Chase). Both plans meet the applicable standards.

Photometric plans for each of the remaining lots will need to be provided with PUD Preliminary Plan submittal for each lot.

Requested PUD Deviations related to Site Lighting:

- Compliance with lighting level limitations to be measured at the outer-most perimeter lines of the PUD, and not at interior lot lines of each lot.

J. Plat of Subdivision

A Preliminary Plat of Subdivision has been submitted proposing resubdivision of Lots 2 and 3 of Pheasant Run Resort Subdivision. The Plat establishes the following:

- Lots 1 – 14 – Buildable lots ranging in size from 0.8 acre to 10.5 acres.
- Outlot A – Open space reserved along the south end of the subdivision for stormwater detention.
- Easements:
    - Access easements for The Shops Drive and cross-access between properties.
    - Sidewalk easement along the Main Street & Kautz Road frontages and along the private drive through Lot 14.
    - Public Utility & Drainage Easements around the perimeter of each lot.
    - Public Utility Easements over proposed utility mains.
    - Sign Easement on Lot 1 and Lot 14 for the shopping center signs.
    - Stormwater Detention Easement over Outlot A.

An owners' association will be responsible for maintenance of stormwater management facilities and other common improvements including private drives, shopping center signage, and common landscaping. A draft Covenants, Conditions & Restrictions (CCR) document has been provided for the owners' association. This document will be finalized during review of the Final Plat of Subdivision and associated final engineering plans.

Modifications to lot layout, including creating new lots, combining lots, or modifying lot lines may be necessary based on the needs of users as they are identified for the development. Such modifications would require City approval of a Minor Subdivision- Final Plat.

Requested PUD Deviations related to Subdivision:

- Lots need not be rectangular in shape.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

The City's engineering consultant has reviewed the preliminary engineering plans on behalf of Community Development- Development Engineering. There are no outstanding review comments. The plans comply with all engineering requirements including the Kane County Stormwater Ordinance. In addition, the applicant has provided the necessary information for the City to begin the process to establish a dormant Special Service Area for the development.

Public Works engineering has also reviewed the plans and there are no outstanding comments.

Final Engineering plans will need to be submitted for review and approval alongside submittal of a Final Plat of Subdivision.

B. Fire Dept. Review

The Fire Department has reviewed the plans. Access for emergency vehicles is adequate and there are no outstanding comments.

V. GUIDANCE FOR PLAN COMMISSION ACTION

1. Public Hearing – Close or Continue

If the Plan Commission feels they have adequate information the public hearing may be closed. The public hearing may be continued if additional information is deemed necessary to provide a recommendation.

After Plan Commission closes the public hearing-

2. Make a Recommendation to Planning & Development Committee

Application for Special Use for PUD – For PUDs, there is a single finding: Is the PUD in the public interest? Responses to the PUD Criteria are to be considered in reaching this finding. The applicant has provided responses to the Criteria for PUDs (attached).

PUD Preliminary Plan – Recommendation to be based on compliance with the proposed PUD standards and other city code requirements.

Option A: Recommend approval of the applications for Special Use for PUD and PUD Preliminary Plan.

- Include a condition requiring resolution of outstanding staff comments prior to City Council action. The staff comments are outlined in this report.
- As a PUD, Plan Commission has the ability to require plan changes above and beyond code requirements. Plan Commission may require changes to the requested PUD deviations or preliminary plans if such changes are deemed necessary to meet the PUD criteria.

OR

Option B: Recommend denial of the applications for Special Use for PUD and PUD Preliminary Plan.

- To recommend denial, Plan Commission must substantiate how the public interest finding is not being met based on the PUD criteria.

VI. ATTACHMENTS

- BR District Permitted Use List
- Applications for Special Use for PUD & PUD Preliminary Plan; received 4/16/26
- Plat of Subdivision
- Preliminary Plans
- Traffic Study

TABLE 17.14-1 PERMITTED AND SPECIAL USES								
P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
RESIDENTIAL USES								
Artist Live/Work Space				P			P	Section 17.20.030
Assisted Living Facility		S		S			P	
Dwelling, Upper Level	P			P			P	
Dwelling Unit, Auxiliary							P	Section 17.20.030
Dwelling, Multi-Family				P			P	
Dwelling, Townhouse							P	
Dwelling, Two-Family							P	
Dwelling, Single-Family	P						P	
Group Home, Large							P	Section 17.20.030
Group Home, Small							P	Section 17.20.030
Independent Living Facility							P	
CULTURAL, RELIGIOUS, RECREATIONAL AND ENTERTAINMENT USES								
Art Gallery/Studio	P	P	P	P	P	P	P	
Carnival (as temporary use)		P	P	P				Section 17.20.040, 050
Cultural Facility		P	P	P	P	S	S	
Indoor Recreation and Amusement (Including Health/Fitness Club)		P	P	P	P	S	S	
Health/Fitness Club	P							
Live Entertainment		P	P	P	P			
Lodge or Private Club	P	P	P	P				
Outdoor Amusement			S					
Outdoor Recreation		P	P					
Park, Neighborhood	P			P	P	P	P	
Place of Worship	P	P	P	P			P	
Public Plaza	A	A	A	P	P	P	P	
Temporary Outdoor Entertainment	A	A	A	P	P			Section 17.20.030
Theater		P	P	P	P	P		
GOVERNMENTAL AND INSTITUTIONAL USES								
College/University		P	P	S				
Emergency Medical Center			P					
Fairground			S					
Golf Course			S					
Homeless Shelter				S			S	
Hospice							S	
Hospital			P					
Library				P			P	
Office, Government		P		P			P	
Post Office		P	P	P			P	
Public Service Facility		P	P	S				
School, Specialized Instructional	P	P	P	P			P	
School, Primary or Secondary							P	
RETAIL AND SERVICE USES								
Alcohol and Tobacco Sales Establishment	P*	P	P	P	P	P*	P*	*Section 17.20.30
Bank	P	P	P	P	P*	P*	P	Section 17.20.030 *Section 17.14.020
Bed and Breakfast				P			P	Section 17.20.030
Car Wash		S	P					Section 17.24.100
Currency Exchange		P	P	S				
Day Care Center	P	P	P	S			P	

TABLE 17.14-1
PERMITTED AND SPECIAL USES

P=Permitted Use S=Special Use A=Permitted Accessory Use SA=Special Use, Accessory Only	ZONING DISTRICT							SPECIFIC USE STANDARDS
	BL	BC	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	
					CBD1	CBD2		
Drive-Through Facility	S	S	S	S			SA	Section 17.24.100
Financial Institution	P	P	P	P	P*	P*	P	*Section 17.14.020
Gas Station		P	P					Section 17.20.030
Heavy Retail and Service		P	S					
Home Improvement Center		P	P					
Hotel/Motel		P	P	P	P			
Medical/Dental Clinic	P	P	P	P	P*	P*	P	*Section 17.14.020
Motor Vehicle Rental	P	P	P				P	
Motor Vehicle Service and Repair, Minor	P	P	P					Section 17.20.030
Motor Vehicle Sales and Leasing		P	P					Section 17.20.030
Office, Business and Professional	P	P	P	P	P*	P*	P	*Section 17.14.020
Outdoor Sales, Permanent	SA	SA	SA	S	S			Section 17.20.030
Outdoor Sales, Temporary	A	A	A	A	A		A	Section 17.20.040, 050
Pawn Shop			S					
Personal Services	P	P	P	P	P	P	P	
Pet Care Facility	S	S	S					
Coffee or Tea Room	A	P	P	P	P	A	A	
Recreational Cannabis Dispensing Organization		S	S					Section 17.20.030
Restaurant	S	P	P	P	P			
Retail Sales	P	P	P	P	P	P	P	
Tattoo Parlor			S					
Tavern/Bar	S	P	P	P	P			
Theater		P	P	P	P			
Veterinary Office/Animal Hospital		P	P					
INDUSTRIAL/STORAGE USES								
Microbrewery	A	A	A	A	A			
Mini-Warehouse		P	P					
Temporary Motor Vehicle Storage		P	P					Section 17.20.030
OTHER USES								
Accessory Uses	A	A	A	A	A	A	A	Chapter 17.20, 17.22
Parking Garage/Structure			A	S	S	S	SA	Chapter 17.24
Parking Lot, Private	A	A	A	A	A	A	A	Chapter 17.24
Parking Lot, Public				P	P	P	P	Chapter 17.24
Planned Unit Development	S	S	S	S	S	S	S	Chapter 17.04
Transportation Operations Facility		S	P	S				
Communication Tower*		S	S					Section 17.22.020
Communication Antenna	P	P	P	P			P	Section 17.22.020
Utility, Community/Regional		S	S				S	
Utility, Local	P	P	P	P	P	P	P	
Wind Turbine, Structure Mounted	A	A	A					Section 17.22.020.G
Wind Turbine, Tower Mounted		S	S					Section 17.22.020.H

* Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right- of-Way within the City, and, in conformance with State law, are permitted uses in the BL, BC and BR Zoning Districts when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.

(Ord. 2021-Z-16 § 2; Ord. 2020-Z-16 § 2; Ord. 2019-Z-19 § 2; Ord. 2018-Z-22 § 2; Ord. 2018-Z-20 § 2; Ord. 2016-Z-5 § 2; Ord. 2014-Z-5§ 2; Ord. 2013-Z-20 § 3; Ord. 2011-Z-11 § 2; Ord. 2008-Z-24 § 4, 5; Ord. 2008-Z-3 § 2; Ord. 2003-Z-13 § 4, 6, 7; Ord. 2001-Z-42 § 1; Ord. 2001-Z-40 § 1; Ord. 2001-Z-11 § 2, 3; Ord. 1999-Z-20 § 1; Ord. 1998-Z-19 §1; Ord. 1996-Z-12 § 11-13; Ord. 1995-Z-5 § 1; Ord. 1993-Z-19 § 4; Ord. 1993-Z-4 § 1 (B, D); Ord. 1990-Z-7 § 1; Ord. 1989-Z-6 § 1; Ord. 1986-Z-11 § XI; Ord. 1986-Z-4; Ord. 1985-Z-2 § 1; Ord. 1984-Z-6 § 2; Ord. 1984-Z-4 § 1; Ord. 1984-Z-3 § 1; Ord. 1983-Z-9 § 1; Ord. 1982-Z-3 § 1; Ord. 1982-M-16 § 1; Ord. 1981-Z-7 § 2; Ord. 1981-Z-3 § 1; Ord. 1980-Z-13 § 1; Ord. 1980-Z-3 § 1; Ord. 1978-Z-3; Ord. 1976-Z-15 § 2; Ord. 1975-Z-8 § 1; Ord. 1973-Z-1 § 1; Ord. 1972-Z-56 § 1, 2; Ord. 1972-Z-46 (A, B, C (part)); Ord. 1968-31 (part); Ord.

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174

Phone: (630) 377-4443
Email: cd@stcharlesil.gov

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use
Project Name: The Shops at Pheasant Run
Project Number: 2025 -PR- 009
Cityview Project Number: PLSU202600018

Received Date
RECEIVED
APR 16 2026
City of St. Charles
Community Development

- *File this application to request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have a question please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements prior to establishing a public hearing date.*

1. Property Information:	Location: 4051 E Main St., St. Charles, IL	
	Parcel Number (s): 01-30-300-051 an 01-30-300-052	
	Proposed Name: The Shops at Pheasant Run	
2. Applicant Information:	Name: SC Landman LLC	Phone:
	Address 226 N Morgan St., Suite 300, Chicago, IL 60607	Email:
3. Record Owner Information:	Name: SC Landman LLC	Phone:
	Address: 226 N Morgan St., Suite 300, Chicago, IL 60607	Email:

4. Identify the Type of Application:

☑ **Special Use for Planned Unit Development - PUD Name:** The Shops at Pheasant Run

- ☑ New PUD
- ☐ Amendment to existing PUD- Ordinance #:
- ☐ PUD Preliminary Plan filed concurrently

☐ **Other Special Use (from list in the Zoning Ordinance):**

- ☐ Newly established Special Use
- ☐ Amendment to an existing Special Use Ordinance #:

5. Information Regarding Special Use:

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? No

What is the property's current zoning? BR Regional Business District

What is the property currently used for? Vacant site of former Pheasant Run Resort

If the proposed Special Use is approved, what improvements or construction are planned?

Multiple lot commercial/retail subdivision

6. For Special Use Amendments only:

Why is the proposed change necessary?

Not applicable

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings: If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

7. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

☑ **APPLICATION FEE:** Special Use for PUD: $1,000
All other Special Use requests: $750

☑ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☑ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	$2,000	$3,000	$4,000	$5,000
2 or 3	$3,000	$5,000	$6,000	$8,000
4 or more	$4,000	$6,000	$8,000	$11,000

☑ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☑ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

☐ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

☑ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☑ **FINDINGS OF FACT:** Fill out the attached "Criteria for Planned Unit Developments (PUDs)" form for any PUD application and the "Findings of Fact – Special Use" form for all other Special Use applications.

☑ **ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.

☑ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:** Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4_AGOx.html

☑ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: https://kanedupageswcd.org/kd/natural-resource-inventory

☑ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: https://dnr2.illinois.gov/EcoPublic/

☑ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: http://kdot.countyofkane.org/Pages/Impact-Fees.aspx

☑ **TRAFFIC STUDY:** If applicable. Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☑ **PLANS:** All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

Site Plan or plans shall show the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
    a. Location, height, intensity and fixture type of all proposed exterior lighting
    b. Photometric information pertaining to locations of proposed lighting fixtures

(Note- For a Special Use for PUD, submit PUD Preliminary Plan Application In lieu of Site Plan)

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

_____ 4/6/26_____
____ Record Owner Date

_____ 4/6/26_____
_____ Applicant or Authorized Agent Date

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

Use this form for PUD or PUD Amendment applications

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether the proposed Planned Unit Development is in the public interest. As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

PUD Name: The Shops at Pheasant Run (the "PUD" or "Project"))

From the St. Charles Zoning Ordinance, Section 17.04.410.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed PUD advances at least the following above-referenced standards (numbered to correspond the the numbering above):

1.The PUD will result in a creative mix of commercial uses in the City's East Gateway Subarea and in the Main Street Subarea, with attractive architecture and amenities.
2. The Project will offer commecial products and services that will benefit the City's residents by providing shopping convenience, and a place to for residents to meet and interact.
5. The Project will enhance the City's commercial base, increase City sales tax and real estate tax revenues, and offer employment opportunities to the City's residents.
6. The PUD will result in the redevelopment of a long-idle, blighted parcel of land along a main City corridor.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

A. Conforming to the requirements would inhibit creative design that serves community goals, or
B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed PUD meets the following factors for PUD approval (numbered to correspond the the numbering above):
1. The proposed PUD offers community amenities not otherwise required for development by right, including artistic amenities.
3. The proposed PUD will provide superior landscaping, buffering, and screening not otherwise required for development by right.
6. The PUD provides for the use of innovative stormwater management techniques, which will also serve to make readily available an approximate 10 acre "Lot 14" on the east end of the PUD intended to be used for automobile dealership or dealership support purposes if the opportunty presents itself .

iii. **The proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330.C.2):**

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed Special Use for PUD will serve the public convenience by causing a large, undeveloped, and blighted site along Main Street (Rt. 64) to be redeveloped with businesses offering products and service that meet community needs.
The Project will also result in roadway improvements on Main Street,including ADA-compliant crosswalks and sidewalks, and pedestrian-friendly improvements along Kautz Road and Pheasant Run Drive, and pedestrian friendly connections throughout the interior of the Project.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary utilities have been, or are being, provided.

The proposed Special Use for PUD will be accessed and served by existing public roads (Main Street and Kautz Road) and through the extension of existing City public utilities, all of which are / will be adequate to serve the Project.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the immediate east, and industrial development to the south, and as such will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, and industrial development to the south, but not to any undeveloped sites and, as such, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, industrial development to the south, and commercial development to the north and west, and as such will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed Special Use for PUD conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development. The requested departures are commericially reasonable in nature.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed Special Use for PUD will result in the establishment of business on the Project site that will materially contribute to the real estate tax, sales tax, and employment bases of the City, to the benefit of the City and its residents.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The proposed Special Use for PUD will result in development consistent with that contemplated by the existing BR-Regional Business District zoning classification of the Project site, and with the City's Comprehensive Plan.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 1

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: BR	**Ordinance #:**	
Minimum Lot Area	1 Acre		1.00 Ac.
Minimum Lot Width	None		N/A
Maximum Building Coverage	30%		9%
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft		21.5 ft
Front Yard	B,P: Min. 20 ft		B: 109 ft P: 34 ft
Interior Side Yard	B: Min. 15 ft P: None		B: 17 ft P: N/A
Exterior Side Yard	B,P: Min. 20 ft		B: 75 ft P: 40 ft
Minimum Rear Yard	B: 30 ft P: None		B: 80 ft P: N/A
Landscape Buffer Yard[2]	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. x
% Overall Landscaped Area	20%		SEE PG. x
Building Foundation Landscaping	50%		SEE PG. x
Public Street Frontage Landscaping	75%		SEE PG. x
Parking Lot Landscaping	50%		SEE PG. x
# of Parking Spaces	16		32
Drive-through Stacking Spaces (if applicable)	5 (per lane)		5 (per lane)

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

[2] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 3

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed	
	District: BR	**Ordinance #:**		
Minimum Lot Area	1 Acre		**0.81 Ac.**	Departure / Deviation Req'd
Minimum Lot Width	None		N/A	
Maximum Building Coverage	30%		14%	
Maximum Gross Floor Area per Building	None		N/A	
Maximum Building Height	40 ft		23 ft	
Front Yard	B,P: Min. 20 ft		B: 106 ft P: 38 ft	
Interior Side Yard	B: Min. 15 ft P: None		**B: 10 ft** P: N/A	Departure / Deviation Req'd
Exterior Side Yard	B,P: Min. 20 ft		N/A	
Minimum Rear Yard	B: 30 ft P: None		B: 52 ft P: N/A	
Landscape Buffer Yard[2]	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 7	
% Overall Landscaped Area	20%		SEE PG. 7	
Building Foundation Landscaping	50%		SEE PG. 7	
Public Street Frontage Landscaping	75%		SEE PG. 7	
Parking Lot Landscaping	50%		SEE PG. 7	
# of Parking Spaces	50		**30**	Departure / Deviation Req'
Drive-through Stacking Spaces (if applicable)	N/A		N/A	

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

[2] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 4

	Zoning District Requirement District: BR	Existing PUD Requirement (if applicable) Ordinance #:	Proposed	
Minimum Lot Area	1.00 Ac.		1.54 Ac.	
Minimum Lot Width	None		N/A	
Maximum Building Coverage	30%		12%	
Maximum Gross Floor Area per Building	None		N/A	
Maximum Building Height	40 ft		23 ft	
Front Yard	B,P: Min. 20 ft		B: 106 ft P: 38 ft	
Interior Side Yard	B: Min. 15 ft P: None		**B: 10 ft** P: N/A	**Departure / Deviation Req'**
Exterior Side Yard	B,P: Min. 20 ft		N/A	
Minimum Rear Yard	B: 30 ft P: None		B: 255 ft P: N/A	
Landscape Buffer Yard[2]	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 8	
% Overall Landscaped Area	20%		SEE PG. 8	
Building Foundation Landscaping	50%		SEE PG. 8	
Public Street Frontage Landscaping	75%		SEE PG. 8	
Parking Lot Landscaping	50%		SEE PG. 8	
# of Parking Spaces	80		**77**	**Departure / Deviation Req'**
Drive-through Stacking Spaces (if applicable)	15		15	

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

[2] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 5

	Zoning District Requirement District: BR	Existing PUD Requirement (if applicable) Ordinance #:	Proposed
Minimum Lot Area	1 Acre		1.07 Ac.
Minimum Lot Width	None		N/A
Maximum Building Coverage	30%		3%
Maximum Gross Floor Area per Building	None		N/A
Maximum Building Height	40 ft		24 ft
Front Yard	B,P: Min. 20 ft		B: 91 ft P: 39 ft
Interior Side Yard	B: Min. 15 ft P: None		B: 33 ft P: N/A
Exterior Side Yard	B,P: Min. 20 ft		N/A
Minimum Rear Yard	B: 30 ft P: None		B: 245 ft P: N/A
Landscape Buffer Yard[2]	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 9
% Overall Landscaped Area	20%		SEE PG. 9
Building Foundation Landscaping	50%		SEE PG. 9
Public Street Frontage Landscaping	75%		SEE PG. 9
Parking Lot Landscaping	50%		SEE PG. 9
# of Parking Spaces	13		21
Drive-through Stacking Spaces (if applicable)	15		19

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

[2] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 6

	Zoning District Requirement District: BR	Existing PUD Requirement (if applicable) Ordinance #:	Proposed	
Minimum Lot Area	1 Acre		1.56 Ac.	
Minimum Lot Width	None		N/A	
Maximum Building Coverage	30%		14%	
Maximum Gross Floor Area per Building	None		N/A	
Maximum Building Height	40 ft		24 ft	
Front Yard	B,P: Min. 20 ft		B: 109 ft P: 39 ft	
Interior Side Yard	B: Min. 15 ft P: None		B: 21 ft P: N/A	
Exterior Side Yard	B,P: Min. 20 ft		N/A	
Minimum Rear Yard	B: 30 ft P: None		B: 155 ft P: N/A	
Landscape Buffer Yard[2]	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 10	
% Overall Landscaped Area	20%		SEE PG. 10	
Building Foundation Landscaping	50%		SEE PG. 10	
Public Street Frontage Landscaping	75%		SEE PG. 10	
Parking Lot Landscaping	50%		SEE PG. 10	
# of Parking Spaces	92		**73**	**Departure / Deviation Req'**
Drive-through Stacking Spaces (if applicable)	15		15	

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

[2] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: SHOPS AT PHEASANT RUN - LOT 11

	Zoning District Requirement District: BR	Existing PUD Requirement (if applicable) Ordinance #:	Proposed	
Minimum Lot Area	1.00 Ac.		**0.97 Ac.**	Departure / Deviation Req'
Minimum Lot Width	None		N/A	
Maximum Building Coverage	30%		4%	
Maximum Gross Floor Area per Building	None		N/A	
Maximum Building Height	40 ft		19.7 ft	
Front Yard	B,P: Min. 20 ft		B: 106 ft P: 39 ft	
Interior Side Yard	B: Min. 15 ft P: None		B: 28 ft P: N/A	
Exterior Side Yard	B,P: Min. 20 ft		N/A	
Minimum Rear Yard	B: 30 ft P: None		B: 217 ft P: N/A	
Landscape Buffer Yard[2]	40 ft. except on lots with a building over 150,000 s.f. of gross floor area: 80 ft		SEE PG. 11	
% Overall Landscaped Area	20%		SEE PG. 11	
Building Foundation Landscaping	50%		SEE PG. 11	
Public Street Frontage Landscaping	75%		SEE PG. 11	
Parking Lot Landscaping	50%		SEE PG. 11	
# of Parking Spaces	7		12	
Drive-through Stacking Spaces (if applicable)	N/A		N/A	

*Car Wash – 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

[2] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

City of St. Charles
Community Development Division
2 E. Main Street
St. Charles, IL 60174

Phone: (630) 377-4443
Email: cd@stcharlesil.gov

PUD Preliminary Plan Application

For City Use	
Project Name:	The Shops at Pheasant Run
Project Number:	2025 -PR- 009
Cityview Project Number:	PLPUD202600003

Received Date

- *File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.*
- *The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.*

1. Property Information:	Location: 4051 E MAIN STREET, ST CHARLES, IL	
	Parcel Number (s): 01-30-300-051 & 01-30-300-052	
	Proposed PUD Name: THE SHOPS AT PHEASANT RUN	
2. Applicant Information:	Name: SC Landman LLC	Phone: [redacted]
	Address: 226 N Morgan Street Suite 300, Chicago, IL 60607	Email: [redacted]
3. Record Owner Information:	Name: SC Landman LLC	Phone: [redacted]
	Address: 226 N Morgan Street Suite 300, Chicago, IL 60607	Email: [redacted]

4. **Identify the Type of Application:**

☐ **New proposed Planned Unit Development (PUD) –** *Special Use Application to be filed concurrently*

☐ **Existing Planned Unit Development (PUD)**

☐ PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

☐ **Proposed lot has already been platted and a new subdivision is not required.**

☐ **New subdivision of property is required:**

☐ Final Plat of Subdivision Application filed concurrently

☐ Final Plat of Subdivision Application to be filed later

5. **Required Attachments:**

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Submit 1 copy of each required item, unless otherwise noted.

☑ **APPLICATION FEE:** $500

☑ **REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

☑ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	$2,000	$3,000	$4,000	$5,000
2 or 3	$3,000	$5,000	$6,000	$8,000
4 or more	$4,000	$6,000	$8,000	$11,000

☑ **PROOF OF OWNERSHIP:** a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

☑ **OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

☑ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property. N/A

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

☑ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☑ **SOIL AND WATER CONSERVATION DISTRICT NATURAL RESOURCES INVENTORY APPLICATION:** As required by State law, submit a Natural Resources Inventory (NRI) application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed NRI application to the City. The NRI application can be found on the Kane-DuPage SWCD website: http://www.kanedupageswcd.org/kd/natural-resource-inventory

☑ **ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: https://dnr2.illinois.gov/EcoPublic/

☑ **PRELIMINARY STORMWATER MANAGEMENT REPORT:** Provide stormwater management information as listed in item #7 of the Preliminary Engineering Checklist (attached).

☑ **BUILDING UTILITY DATA SUMMARY:** Use the attached worksheet to provide preliminary estimates regarding utility needs for the development.

☑ **PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.

☑ **CONSTRUCTION SCHEDULE:** Indicate the following:

- Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the Plat of Subdivision and through supporting material.
- Approximate dates for beginning and completion of each phase.

☑ **PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code. N/A

☑ **INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code. N/A

☑ **ZONING COMPLIANCE TABLE:** Use the attached worksheet to compare applicable Zoning District and/or PUD requirements and the proposed development. Use the Residential table for residential developments and the Nonresidential table for nonresidential developments.

☐ **KANE COUNTY TRANSPORTATION IMPACT FEE:** The Kane County Road Improvement Impact Fee Ordinance applies to new residential and non-residential development within Kane County. The impact fee is determined by Kane County upon submittal of an application to Kane County Department of Transportation at the time of building permit. At this stage, the Impact Fee Estimator Tool can be used to estimate the cost of the fee: https://kdot.kanecountyil.gov/Pages/Impact-Fees.aspx

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies and PDF electronic file emailed to: cd@stcharlesil.gov

☐ **COMMENT RESPONSE LETTER:** Provide a written response to all outstanding City review comments from the Concept Plan review (if applicable).

☐ **PRELIMINARY PLAT OF SUBDIVISION:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).

☐ **PRELIMINARY ENGINEERING PLANS:** Plans shall include the information listed on the Preliminary Engineering Checklist (attached).

☐ **PHOTOMETRIC PLAN:** Site lighting plan demonstrating compliance with Section 17.22.040 "Site Lighting". Depict proposed lighting levels within the site and up to all property lines. Identify locations and fixture specifications of all site lighting, including pole and building-mounted lighting.

☐ **ARCHITECTURAL PLANS:** Architectural plans and data for all principal buildings with sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed-use buildings, total floor area and total building coverage of each building.

☐ **LANDSCAPE PLAN:** Landscape Plan demonstrating compliance with Ch. 17.26 "Landscaping & Screening" and which includes the following information:

- Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
- Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
- Accurate property boundary lines
- Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
- Site area proposed to be landscaped in square feet and as a percentage of the total site area
- Percent of landscaped area provided as per code requirement
- Dimensions of landscape islands
- Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
- Location and identification of all planting beds and plant materials
- Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
- Landscaping of ground signs and screening of dumpsters and other equipment

☐ **TREE PRESERVATION PLAN:** When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans"). This information may be included as part of the Landscape Plan set.

☐ **ELECTRIC UTILITY PLAN & ELECTRIC SERVICE APPLICATION:** Provide electric utility information as listed in item #5 of the Preliminary Engineering Checklist. Also fill out and submit the Electric Service Application form (attached). Please note: The St. Charles Municipal Electric Utility is a "zero standard" utility, which means that the developer pays 100% of the costs related to electrical infrastructure.

☐ **TRUCK TURNING EXHIBIT(S):** Provide a WB-50 template showing turning movements through the site to verify adequate access for Fire vehicles. Provide a Vactor truck template if the project will require City Vactor truck access for sanitary sewer maintenance.

☐ **SKETCH PLAN FOR LATER PHASES OF PUD:** For phased PUDs only, submit a plan that shows, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner Date



Applicant or Authorized Agent Date

OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Christopher Ilekis, being first duly sworn on oath depose and say that I am Manager of SC Landman, an Illinois Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Vequity Holdings LLC	Ivan Nockov
Glasscott Holdings LLC	
Montana Street Investments LLC	
Ilekis family GST Exempt Inv TR	
Andrew Cohen	
Kevin Guerin	
Zach Smrt	

By: _____, Manager

Subscribed and Sworn before me this 6 day of January, 2026.

Notary Public, State of Illinois
Official Seal
Kimberly Ann Ward
Commission # 1002123
My Commission Expires 1/6/2029

Notary Public

Statement of Public Benefit

The proposed project would redevelop the former Pheasant Run resort, an integral commercial property in St. Charles. The project would create a regional asset offering shopping, dining, and recreation amenities, and the development will include a variety of and promote the harmonious mix of land uses. Buildings will be designed for consistency with surrounding similar uses and will be constructed of high-quality materials to make the development an aesthetically attractive anchor at the entrance to the Route 64 commercial corridor. Moreover, the site will feature superior landscaping and buffering in the form of stone knee walls and decorative rock outcroppings. In addition, the Developer will work with City planning staff to propose public art installations as part of the site's redevelopment.

SUPPLEMENT TO THE SPECIAL USE
and
PUD PRELIMINARY PUD PLAN APPLICATIONS
for the proposed
SHOPS AT PHEASANT RUN PUD DEVELOPMENT
(Revised 7-17-26)

1. Background

1.1 SC Landman LLC, an Illinois limited liability company ("**Applicant**" or "**Developer**"), an affiliate of Vequity, LLC ("**Vequity**") has recently purchased Lots 2 and 3 in Pheasant Run Resort Subdivision, which, in the aggregate, contains 33.738 acres +/- (the "**Redevelopment Site**"). The Redevelopment Site is immediately west of McGrath Honda and McGrath Kia at 1051 E. Main Street, St. Charles, IL and is the site of most of the former, recently demolished Pheasant Run Resort buildings. The Project Site, even before the aforesaid demolition, has been underutilized and unsightly for many years.

1.2 Applicant proposes to resubdivide and then redevelop the Redevelopment Site into fourteen (14) lots as shown in the (i) Preliminary Site Improvement Plans prepared by Spaceco, Inc. ("**Spaceco**") last revised on June 9, 2026 under its job no. 9350.14, (ii) Preliminary Site Improvement Plans prepared by Spaceco dated January 15, 2025, and last revised on June 9, 2026 (the "**Preliminary Resubdivision Plat**"), and (iii) the Site Plan Exhibit -V56 also prepared by Spaceco, dated April 13, 2026 (the "**Preliminary PUD Plan**"), in each case referencing the redevelopment project called "The Shops at Pheasant Run" (the "**Project**").

1.3 Through this Application, Applicant requests that the City of St. Charles, Illinois ("**City**") enact such ordinances and / or resolutions (collectively, "**City Legislation**") as may be required to approve and allow for the lawful construction and development of the Project (collectively, the "**Project Entitlements**"), including without limitation, (i) a special use for Preliminary PUD, and (ii) a Preliminary Resubdivision Plat as to the entire Redevelopment Site.

2. Purpose of this Supplement

This Supplement is intended to (i) explain the public benefit of the Project, (ii) demonstrate compliance with the standards applicable to the granting of special uses and planned unit developments under the City's Municipal Code, and (iii) set forth the proposed uses and departures for the proposed Project.

3. Statement of Public Benefit and Compliance with Comprehensive Planning Objectives

3.1 The entire Redevelopment Site is owned by the Applicant. As such, the entire Redevelopment Site is under the single ownership and unified control of the Applicant.

3.2 The Redevelopment Site is currently classified by the City within the BR-Regional

Business District. The Project contemplates the unified development of the Redevelopment Site as a commercial planned unit development (the "**Shops PUD**") involving a 14-lot subdivision to become improved with a variety of commercial uses already permitted in the BR-Regional Business District, including, without limitation, a possible automobile dealership and uses ancillary thereto, and other BR-District permitted commercial uses, with shared access and detention. Planning for the unified development of the Redevelopment Site is advantageous to the City as well as the Applicant.

3.3 The Redevelopment Site is situated in the City's East Gateway Subarea and in the Main Street Subarea, and should be considered as a catalyst site. The Shops PUD, if approved and implemented, will serve the following goals and objectives of said Subareas in the following ways, each of which serves a public benefit:

(a) Revitalization of the Subarea's retail areas that maximizes the locational assets within this area of the City.
(b) Presenting a unified image and identity for St. Charles, but recognizing the individual character of the City's East Gateway Subarea and the Main Street Subarea.
(c) Providing optimal access to uses and destinations throughout the full length the City.
(d) Revitalization of the Subarea's retail areas that maximizes the locational assets within this area of the City.
(e) Converting a long-vacant /dilapidated site (former Pheasant Run Resort buildings) into an attractive commercial development to distinguish this Subarea and key corridors from neighboring communities.
(f) Improving community and corridor character through the use of gateways, streetscaping improvements, landscaping, artwork and other pedestrian friendly elements.
(g) Providing a mix of uses that help diversify the City's economy and provide places to live, work, and shop.
(h) Improving the appearance of the Main Street and Kautz Road Corridors to assist in strengthening the community's identity and appearance through installation of streetscaping, wayfinding and gateway elements.
(i) Using landscaping appropriately to enhance the Main Street corridor, but being sensitive to not screen from view the business establishments that will be locating on the Project Site.
(j) Improving the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.
(k) Creating market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.
(l) Taking advantage of proximity to DuPage Airport as an activity generator.
(m) Enhancing the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and attractive building design and materials.
(n) Providing a site (on all or some of proposed Lot 14), for the possible establishment of another new vehicle dealership or uses ancillary to the existing McGrath Honda and McGrath Kia dealerships to the east, which will be synergistic with the other nearby dealerships, and which should significantly contribute to additional City sales tax revenue.

4. Compliance with the Standards for Special Uses

The Shops PUD will also satisfy the purposes for which the use of Planned Unit Developments are to be allowed under Chapter 17.04.330-C of the City's Municipal Code. More specifically, the special use herein requested for the Project:

(a) will serve the public convenience at the proposed location;
(b) will provide adequate utilities, access roads, drainage and/or necessary facilities;
(c) will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood;
(d) will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, but will, instead, promote same.
(e) will not be detrimental to or endanger the public health, safety, comfort or general welfare; and
(f) will conform to all applicable provisions of the St. Charles Municipal Code and meet or exceed all applicable provisions of this Title 17, except as may be varied / departed from pursuant to this Special Use for Planned Unit Development.

5. Compliance with the Standards for Planned Unit Developments

The Shops PUD will also satisfy the purposes for which the use of Planned Unit Developments are to be allowed under Chapter 17.04.400 of the City's Municipal Code. More specifically, the proposed PUD:

(a) advances one or more of the purposes of the Planned Unit Development procedure stated Section 17.04.400.A;
(b) conforms to the requirements of the underlying zoning district in which the PUD is to be located and to the applicable Design Review Standards contained in Chapter 17.06, except for the departures requested herein, which departures, if not granted, would inhibit creative design that serves community goals, and strict conformity to the requirements would be impractical. The PUD resulting from the incorporation of the requested departures will provide benefits that outweigh those that would have been realized by strictly conforming to the applicable requirements;
(c) conforms with the standards applicable to Special Uses (Section 17.04.330.C.2);
(d) will be beneficial to the physical development, diversity, tax base and economic well-being of the City; and
(e) conforms to the purposes and intent of the Comprehensive Plan. (See Section 3.3 above.)

6. Requested Permitted and Special Uses and Administrative Provisions

Applicant requests that the ordinance enacted by the City approving the requested Shops PUD

include the following Permitted and Special Uses:

(a) For "Permitted Uses", all of those permitted uses enumerated for the BR-Regional Business District in Table 17.14-1 of Title 17 of the City's Municipal Code, and to the extent not currently listed therein, plus (i) Pet Care Facilities, and (ii) within the category of "Indoor Recreation and Amusement (including health / fitness club uses)", the uses of indoor golf /puttery, with or without associated dining and alcohol service", game rooms, video gaming (but only when associated with an indoor recreation or amusement use, a truck stop, or an establishment selling alcoholic beverages, and not as a stand-alone use), and the like shall thereby be permitted (with the caveat that both liquor sales / service and video gaming would be conditioned on the procurement of all state and local licenses.).

(b) As an additional "Permitted use", a gas station and / or truck stop, (i) the required fuel pump and canopy setbacks being the same as the building setback, (ii) with or without a sit-down or take-out only restaurant, (iii) with or without a drive-through restaurant, (iv) with or without the packaged sale of alcoholic beverages (beer / wine / liquor) in the gas station premises, and / or (v) with or without the service for on-site consumption of alcoholic beverages (beer / wine / liquor) in the sit-down restaurant, and / or (vi) with or without video gaming, and (vii) operating for up to 24 hours per day, 7 days per week. If the use is a truck stop, there shall be no overnight truck parking, but on-site truck parking while the driver is otherwise making use of the improvements on the lot shall be allowed.

(c) As for Lot 14 only, allow its use as a private parking lot operate for the exhibition or storage of vehicles offered for sale where such activity is ancillary / accessory to the operation of a car dealership selling new cars that is operating within the corporate limits of the City, without requiring any building or on-site bathroom facilities.

(d) Change "Drive-Through" uses, as currently allowed in the BR-Regional Business District only as a Special Uses, to be a Permitted Use on any lot in the Shops PUD provided compliance is made with the requirements applicable to Drive-Through Facilities in the Municipal Code, and as to a car wash with a drive-through tunnel, said tunnel may be oriented in either a north-south, or an east-west direction.

(e) For "Special Uses", all of those special uses enumerated for the BR District in Table 17.14-1 of Title 17 of the City's Municipal Code except for Drive-Through facilities (that are herein requested to be converted to "permitted uses" under the preceding subsection 6(c)).

7. Requested Deviations / Departures and Other Approvals

7.1 Applicant requests that the ordinance enacted by the City approving the requested Shops PUD also include the following deviations / departures to the extent not otherwise allowed as a matter of right, and to the extent not more liberally allowed as to Lot 14 as set forth on **Exhibit A-1** attached hereto:

(a) All horizontal improvements and site infrastructure (private roads, detention, and utility extensions to and within the boundaries of the Project site to or near the interior lot lime of each of the 14 proposed Lots) shall be completed in the initial phase of the Project.
(b) The Developer shall be allowed to elect any of the forms of subdivision security as enumerated in Section 16.04.100 of the City's Municipal Code.
(c) All internal streets within the Project shall be privately owned and maintained by the association created for such purposes as part of the proposed subdivision.
(d) The proposed internal streets within the Project shall serve as the only required vehicular cross access within the Lots created by the Shops PUD, and such right of use and cross-access shall be further defined in the Declaration for the proposed Project. There shall be no prohibition against additional internal vehicular cross access points between adjoining Lots, except there shall be no public access across Lot 14 other than over Access Easement E and the Drive constructed thereon.
(e) There shall be no prohibition against constructing more than one building per Lot.
(f) The minimum lot area shall be one-half (0.5) acres.
(g) There will be no maximum lot area
(h) There will be no restrictions as to maximum building coverage or maximum gross floor area so long as the setback requirements of the PUD Ordinance are met.
(i) Lots need not be rectangular in shape
(j) Set-Backs and yard requirements shall be as follows:

    (1) 20' building setback from Main Street (Rt, 64)
    (2) 20' building setback from Kautz Road
    (3) 10' building setback from Pheasant Run Drive
    (4) 10' building setback from interior side and rear lot lines;
    (5) No trash enclosures in any front yard, but (i) 0' setback for trash enclosures along internal side lots lines not in a front yard, (ii) 10' from Pheasant Run Drive and Kautz Road, and (iii) 0' from any private road on the Redevelopment Site
    (6) 20' parking setback from Main Street
    (7) 20' parking setback from Kautz Road, 15' parking setback from Pheasant Run Drive, but 0' parking setback (thus eliminating landscape yards) from interior and rear lot lines .,

(k) As to Landscaping:

    (1) Street frontage landscaping shall not be required along any of the internal private roads. The perimeter landscaping for the Project (excluding Lot 14) as depicted on the Approved Preliminary PUD Site Plans is approved.
    (2) Except with respect to a dealership building established on Lot 14 (as to which Exhibit A-1 shall apply), building foundation plantings shall only be provided on Lot 1; along the north and east faces only of buildings on lots 3 and 4; and on lots 5, and 6. Except for the north and east faces only of buildings on Lots 3 and 4, , this requirement shall be deemed satisfied as shown on the Approved Preliminary PUD Site Plans. Foundation plantings shall not be required on the remainder of the Project.

(3) No Landscape Buffer Yard, as defined in the municipal code shall be required from interior lot lines anywhere within the Project.

(4) As a deviation from Section 12.20.030, a bank is proposing to develop Lot 1, and in that regard the bank is proposing to relocate the interior tree from the northwest corner of the building next to the trash enclosure. The deviation request is to remove one additional tree from Kautz Rd. ROW (proposing three trees in lieu of five) and remove one tree from the Main St. ROW (proposing two trees instead of three) in an effort to maximize the view corridors to building and building signage. Code requires five trees along Kautz Rd and three trees along Main St. This is noted in the requirements table on the landscape plan. In addition, the bank proposes to interrupt the continuous 40' spacing at the adjacent property lines to maximize view corridors to the building and building signage for vehicles approaching the intersection along the west and north sides of the parcel. The bank reintroduces the 40' spacing for the proposed trees along both ROWs for the proposed parkway plantings. Additional street trees will be added to the plan for the neighboring properties south and east of the bank lot at 40' on center for reference purposes only.

(l) Intentionally omitted..

(m) Beyond the City's usual and customary plan review, permit, and connection fees (which connection fees are subject to the Utilities Credit set forth below), there shall be no impact fees (whether for impacts on the roadway, sanitary sewer, water, or other system improvements within the City) imposed upon the Developer with respect to the Project.

(n) Only roadway modifications to Main Street required by the Illinois Department of Transportation and to Kautz Road as required by the City, as reflected in the approved final engineering plans, shall be required to be made by the Developer.

(o) There shall be no off-site improvements imposed upon the Developer by the City as to the City's potable water, sanitary sewer, storm sewer, or electrical systems with respect to the Project except to the extent, if any, shown on the approved preliminary PUD plans.

(p) The Developer shall be entitled to tie into the City's existing electricity and transformer system per the PUD Preliminary Plans. Developer shall be eligible for any credit pertaining to the replacement of an existing transformer under Section 13.080062 of the City Code. credit for the difference in original service size compared to the new service required.

(q) The Developer shall be entitled to tie into the City's existing sanitary sewer and potable water mains without the requirement of paying any so-called or other fees other than usual and customary connection fees (which connection fees are subject to the Utilities Credit set forth below).

(r) Intentionally omitted.

(s) The City is the sole owner of a sanitary lift station situated within an easement on proposed Lot 14, together with sanitary mains leading into and out of same on other parts of proposed Lot 14 (collectively, the "Lot 14 Lift Station Improvements"). Developer shall be entitled to connect to and make use of the Lot 14 Lift Station Improvements as set forth on the City approved Final Engineering Plans.

(t) As to building design / architecture:

a. The maximum building height for all commercial buildings shall be 40 feet in height (except as modified with respect to any new vehicle dealership building

constructed on Lot 14, where the height may be as set forth on **Exhibit A-1**). The height of rooftop screening shall not be counted in measuring the height of any building.

b. The use of the following exterior building materials is hereby permitted: masonry, precast, glass, cement fiber siding and trim, synthetic panelized siding aluminum fascia, aluminum soffits aluminum gutters, aluminum storefront, glass storefront. Trade dress requirements shall be allowed as long as masonry is the primary material that makes up the majority of the exterior material.

c. Compliance with the City's photometric requirements as to any improvements erected on a particular Lot shall be measured only at the outer-most perimeter lines of the Shops PUD, and not at the interior lot lines of such Lot.

(u) As to allowed signage for the development within the Shops PUD (and except as modified with respect to Lot 14 on **Exhibit A** attached hereto) signage shall be permitted in accordance with the signage plan approved as part of the Approved Preliminary PUD Plans, but to the extent such plans have not been submitted for all Lots, each Lot without such plans shall be allowed the following:

i. For a single-tenant building, one (1) wall sign on each of the 4 wall elevations;

ii. For a multi-tenant building, (A) for tenants of interior tenant spaces, one (1) wall sign on the front and rear wall elevations of that unit, and (B) for tenants in the two end-units of the building, one (1) wall sign on the front, rear, and side wall elevations of that particular end unit.

iii. If Lot 14 is not developed for a motor vehicle dealership, then for any building(s) on Lot 14 :

1. A single, free-standing single or multiple-tenant monument sign (as the case may be) may be installed in the front yard of the northern-most building on Lot 14; and
2. For each single-tenant and multi-tenant building on Lot 14, the same wall signage as is allowed in the immediately preceding subsections (i) and (ii)

iv. As to Lot 14, see **Exhibit A-1** as to special wall signage for dealership.

(v) As to on-site parking for all Lots (excluding Lot 14), allow (i) a reduction of up to ten (10) percent below the number of parking spaces otherwise required by the City's Municipal Code, and (ii) at the discretion of the Developer, an increase in parking spaces above the amount otherwise required by the Code.

(w) For the avoidance of doubt, ALL WATER MAINS, SANITARY SEWER MAINS, AND THE LIFT STATION AND ASSOCIATED INCOMING AND OUTGOING PIPING ARE PUBLIC IMPROVEMENTS OWNED BY THE CITY AND MAINTAINED BY THE CITY. ALL INTERNAL STREETS, INTERNAL SIDEWALKS AND ASSOCIATED LIGHTING, AND THE DETENTION FACILITIES, ARE

COMMON AREA TO BE OWNED AND MAINTAINED BY THE ASSOCIATION EXCEPT FOR ACCESS RD. E, WHICH IS OWNED BY THE OWNER OF LOT 14 BUT IS IMPRESSED WITH AN EASEMENT IN FAVOR OF ALL LOTS IN THE ASSOCIATION AND WILL BE MAINTAINED BY THE ASSOCIATION. ALL SIDEWALK ALONG THE NORTH SIDE OF THE DEVELOPMENT ADJACENT TO ROUTE 64 (MAIN STREET) shall BE MAINTAINED BY THE CITY ONCE CONSTRUCTED and accepted.

7.2 For the overall PUD and Shops PUD Project, Applicant also requests that those departures / deviations which, while not specifically called out textually in this Application, but are nevertheless clearly discernible from the Preliminary PUD Plans and drawings approved as part of the City ordinance approving the Shops PUD, shall be included as approved deviations / departures.

7.3 Developer requests that the following shall be deemed to satisfy the provisions of Section 17.04.420 of the Municipal Code, to wit: (i) the Final PUD Plat or final Subdivision Plat is recorded within two (2) years of the approval of the Shops Preliminary PUD Ordinance, and (ii) construction of a building is commenced pursuant to permit on any of the Lots in the Subdivision within one (1) year following the recording of the Final Plat.

8. Requested Special Administrative Provisions

8.1 Applicant requests that, upon the City's adoption of an ordinance approving the Preliminary PUD herein requested, the City shall, at the request of the Developer, and upon compliance by the Developer with the City's otherwise applicable permit issuance requirements, issue such permits as may be requested to enable the Developer to perform and construct with respect to the entire Redevelopment Site (i) mass grading, and (ii) the construction / installation of detention facilities, underground utilities, internal private streets, and subdivision signage.

8.2 Future changes to any one or more of the Approved Preliminary PUD Plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, "Changes in Planned Unit Developments", but with the following modifications to said Section 17.04.430 for purposes of Shops at Pheasant Run PUD only, to wit:

(a) "**Major Changes**" shall mean changes of the following magnitude to the Approved Preliminary PUD Plans. A Major Change shall require approval of an amendment to this PUD Ordinance following a public hearing (but not a new concept review, unless the essential "mixed use" nature of the Shops PUD Project is proposed to be changed). Without limiting the foregoing, "Major Changes" expressly include any modifications to the provisions of this PUD ordinance, including the provisions listed in the Departures and Deviations and Other Approvals and Agreements exhibits, not otherwise allowed as a Minor Change or an Authorized Administrative Change.

(b) "**Minor Changes**" shall mean changes that are not defined above as "Major

Changes" or as changes subject to administrative authorization below, and which do not change the concept or intent of the PUD herein approved, including, without limitation:

(i) A reduction in the open space or common open space by 15% or more.
(j) Any changes to building footprint location that (A) lengthens any exterior wall by more than ten feet on any side but less than twenty feet (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).
(k) Any change to a drive aisle location greater than twenty-five feet; or
(l) The Shops PUD may be further subdivided to create separate resubdivided lots for any one or more buildings, and two or more Lots may be consolidated. Such resubdivision or lot consolidation shall require approval of a Minor Subdivision- Final Plat under Title 16 "Subdivisions and Land Improvement" of the St. Charles Municipal Code.

(c) "**Authorized Administrative Changes**" for the Shops at Pheasant Run PUD include changes which are not Major Changes or Minor Changes as defined above. Without limiting the foregoing, Authorized Administrative Changes expressly include the following types of changes:

(i) The connection of two or more buildings shown on the PUD Preliminary Plan on the same Lot, or the separation of any two buildings shown on the PUD Preliminary Plan on the same Lot.
(ii) A reduction by less that 15% in the acreage of open space or common open space
(iii) A reduction of 15% or less in the number of parking spaces below the number of parking spaces otherwise required by otherwise required by Ch. 17.24 of the St. Charles Municipal Code.
(iv) An increase from of up to 30% in the percentage credit for shared parking under Section 17.24.050 of the St. Charles Muicipal Code.

Any changes to landscaping that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the landscape plan as originally approved herein.

Any changes to building footprint location that (A) lengthens any exterior wall by ten feet or less on any side (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).

(v) Any change to a drive aisle location that is twenty-five (25) feet or less.
(vi) Any change to a drive aisle location that adds parking stalls.
(vii) The installation of all signs within the development, within the requirements established herein.
(viii) The Developer may increase or decrease the number of retail buildings and / or the associated square footage with respect to those buildings shown on the PUD Preliminary Plan, it being agreed to and understood that the number of buildings, and associated square footage may be increased or decreased as the market may demand at the discretion of the Developer. For example, an increase in the size of a previously approved building as part of a final PUD on either of Lots 3 or 4 which does not result in a violation of any required setback shall fall within the category of authorized administrative change.

8.3 The Project Site (excluding Lot 14) shall be considered a single PUD zoning lot for the purpose of Zoning Ordinance compliance. Lot 14 shall be considered its own PUD zoning Lot.

8.4 The Applicant shall create a property owners' association ("**Owners' Association**") and create a Declaration of Covenants, Conditions & Restrictions ("**Declaration**") that clearly identify all responsibilities of the Association with respect to the use, maintenance and continued protection of common access easements and other open space and improvements in the Project Site, including, but not limited to, the stormwater detention facility, drive aisles, sidewalks, trails, common areas, bicycle lock-ups, street furniture, plantings, lighting, trash removal and the off-street parking areas. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for the Project Site. Notwithstanding the forgoing, Lot 14 may be excluded from the Declaration.

8.5 Applicant requests that the PUD ordinance allow for the issuance of (i) a mass grading permit and (ii) an underground rough-in utility permit will be allowed once the Preliminary PUD is approved and upon payment of the required fees and posting of required security.

8.6 A twenty (20) feet wide access easement (depicted and described on the submittal materials as "Perimeter Lift Station Drive"), is already held by the City along south boundary of the entire Shops PUD. It is agreed that this easement may either be (i) surfaced with compacted gravel or (ii) at the election of the developer of Lot 14 as to that portion situated on Lot 14, paved. Additionally, that portion of Perimeter Lift Station Drive situated on Lot 14, (A) shall be constructed by the owner of Lot 14 at the time Lot 14 is developed, (B) maintained solely by the owner of Lot 14, (C) may be parked upon by the occupants of Lot 14, and (D) the east and west ends that portion of Perimeter Lift Station Drive situated on Lot 14 may be gated with Knox Box-type so as to exclude all others from access to the Perimeter Lift Statin Easement on Lot 14 other than the occupant(s) of Lot 14 and the City for maintenance and emergency access purposes.

CONCLUSION

Applicant respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, the City Legislation herein requested for the Shops PUD .

CHRISTOPHER ILEKIS
PRINCIPAL
VEQUITY

EXHIBIT A
DEVIATIONS / DEPARTURES FOR LOT 14 ONLY

As to Lot 14 only, the following understandings, deviations, and / or departures are requested:

1. The City is the sole owner of a sanitary lift station comprised of pumps and tanks (the "Lift Station Operating Equipment") situated within an easement near the center of proposed Lot 14, together with sanitary mains leading into and out of the Lift Station Operating Equipment (the "Lift Station Effluent Mains") on other parts of proposed Lot 14, and along the southern-most 10 to 20 feet of proposed Lot 14, all situated within easements now existing or to be hereafter created on proposed Lot 14 (the "City Lift Station Facilities Operating Easements").
2. The City holds a certain access easement over proposed Lot 14 leading to the Lift Station Operating Equipment created by document R2020-131136 and improved with a paved cul-de-sac surface from Pheasant Run Drive going westerly to the Lift Station Operating Equipment (the "Cul-de-sac Access Easement").
3. The City shall reasonably cooperate in the release of the existing Cul-de-sac Access Easement in connection with the development by way of final PUD approval for Lot 14 where such release is reasonably required for the intended development of Lot 14 or any portion thereof, provided that the City is concurrently provided with a substitute access easement leading from Pheasant Run Drive to the Lift Station Operating Equipment ("Substitute East-West Lift Station Access Easement") which meets the commercially reasonable requirements of the City's Municipal Code, and such Substitute East-West Lift Station Access Easement is established and improved at the sole expense of the party requesting same.
4. No parking shall be permitted over the existing Cul-de-sac Access Easement prior to its release, and thereafter no parking shall be permitted over the Substitute East-West Lift Station Access Easement.
5. It is anticipated that the City may also require the establishment of an additional access easement along the southerly approximate 20 feet of the Project. including on proposed Lot 14 and Outlot A (collectively the "Perimeter Lift Station Access Easement"). There shall be no parking restrictions as to that portion of this easement that may be situated on Lot 14.
6. Upon the development of proposed Lot 14 or any portion, the existing thereof, the existing Cul-de-sac Access Easement, any Substitute East-West Lift Station Access Easement, and any Perimeter Lift Station Access Easement on Lot 14 may be gated to exclude third-party access other than City, provided that in such event the City's emergency responders shall be provided with access through all such gates using so-called Knox Box technology.
7. If all or any part of Lot 14 is developed with an automobile dealership, then in addition to the other general deviations / departures approved for the Redevelopment Site, those deviations / departures set forth on **Exhibit A-1** attached hereto (the "Dealership Departures") shall also be applicable to the development of Lot 14 or the applicable portion thereof.
8. Lot 14 may also be used entirely as private parking lot for the parking of employee vehicles, and / or the storage of new and used car inventory pertaining the nearby McGrath Honda

and / or McGrath Kia dealerships (or any successor dealerships operating thereon),or for the inventory parking of any other dealership operating within the corporate limits of the City.

EXHIBIT A-1

PUD DEVIATIONS FOR LOT 14 ONLY

Table 17.06 Design Review Standards and Guidelines - BR District	
Architecture and Building Materials	For new vehicle dealerships, masonry, precast, glass, cement fiber siding and trim, synthetic panelized siding aluminum fascia, aluminum soffits aluminum gutters, aluminum storefront, glass storefront, vertical metal siding and/ EIFS (without limitation) and other exterior materials commonly required for the exterior construction and imaging of their branded dealership franchises, and such manufacturer's required trade dress, are all permitted without limitation.
Building height	A new vehicle dealership building may not exceed forty (40) feet in height (excluding any equipment screening devices)
Table 17.14-2 Business and Mixed Use District Bulk Requirements -BR District	
Minimum Building front-yard setback	200 ft. south of the north line of Lot 14, or 25 ft. south of the south line of Access Easement E (transecting Lot 14), whichever is greater. No trash enclosure
Minimum front yard parking / paving setback (as measured from Main Street/ Route 64)	15 ft. for parking and paving 0 ft. for vehicle display pads for a Motor Vehicle Sales and Leasing Establishment (Approximate number and positioning of pads to be similar to what was approved for McGrath Honda / Kia)
Minimum Rear Yard Setback (south lot line)	10 ft. for buildings; 0 ft. for parking and paving; 0 ft for trash enclosure
Minimum East Side Yard Setback (as measured from Pheasant Run Drive's westerly easement limits or west curb line)	15 ft. for buildings; 10 ft for trash enclosure; 0 ft. for parking and paving
Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the west line of Lot 14 that is coextensive with the east line of Lot 13	10 ft. for buildings 0 ft. for parking and paving; 0 ft. for trash enclosures;

Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the west line of Lot 14 that is coextensive with any common area of the Subdivision situated to the west of Lot 14	5 ft. for buildings, 0 ft. for trash enclosures; and 0 ft. for parking and paving
Table 17.26 Landscaping and Screening	
Minimum Overall Landscaped Area	15% (over entire PUD)
Public Street frontage landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Striping and landscape islands	Only parking areas intended for use by customers need to be striped and enhanced with parking lot landscape islands. Inventory parking areas shall not be required to be striped.
Building Foundation Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Table 17.28 Signs - BR District	
Freestanding Signs	If developed with an automobile dealership, then two (2) free-standing monument signs along the North Avenue / Rt. 64 (East Main Street) right of way, neither of which shall exceed fifteen (15) feet, and one of which may have digital message component, with the positioning and general nature of such signs to be consistent with what was approved under City ordinance 2021-Z-3. Examples of these signs are attached as **Exhibit A-2**
Wall Signs	If developed with an automobile dealership, then 3 signs on the north elevation. Additional informational or logo signs may be placed on other elevations
Sidewalks	If developed with an automobile dealership, then for the safety of pedestrians and the protection of vehicular inventory, no sidewalks shall be required along the frontage of Lot 14 with Main Street, but instead shall be provided on the west side of Pheasant Run Drive from Main Street to Access Easement E and then westerly along Access Easement E to Access Easement D. If not developed with an automobile dealership, then public sidewalk shall be installed along the entire frontage (full width) of Lot 14 adjacent to East Main Street.

EXHIBIT A-2
REPRESENTATIVE / ILLUSTRATIVE DEALERSHIP SIGNAGE



City of St. Charles, Illinois
Ordinance No. 2026-Z-

An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for The Shops at Pheasant Run

WHEREAS, on or about April 16, 2026, SC Landman LLC (the "Applicant") filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan, both for the real estate legally described on Exhibit "A", attached hereto and incorporated herein (the "Subject Property"), for the purpose of developing a shopping center called, "The Shops at Pheasant Run"; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about July 2, 2026 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about July 21, 2026 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said petitions for Special Use for Planned Unit Development and PUD Preliminary Plan on or about July 21, 2026; and,

WHEREAS, the City Council Committee of the Whole recommended approval of said petitions on or about August 8, 2026; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and City Council Committee of the Whole and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petition and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public

interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That the Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

a. Zoning Uses: Permitted and Special Uses shall follow the BR Regional Business District in accordance with Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except that the following uses shall be Permitted Uses on the Subject Property:
   i. Except on Lot 14, Drive-Through Facility meeting the applicable Use Standards as defined in Title 17, except that for a car wash with a drive-through tunnel, said tunnel may be oriented in either a north-south, or an east-west direction. Drive-Through Facility shall be a Special Use on Lot 14.
   ii. Pet Care Facility meeting the applicable Use Standards as defined in Title 17.
   iii. On Lot 14 only, Permanent Motor Vehicle Storage for exhibition and/or storage of vehicles shall be permitted if accessory to the operation of a new-car dealership operating within the corporate limits of St. Charles.
   iv. Indoor Recreation and Amusement (including health / fitness club) to include the use of indoor golf/mini golf, with or without associated dining and alcohol service; game rooms; video gaming (but only as an accessory use and not as a stand-alone use), and the like. Liquor sales/service and/or video gaming shall be conditioned on the procurement of all state and local licenses.
   v. Gas Station and/or Truck Stop, (i) the required fuel pump and canopy setbacks being the same as the building setback, (ii) with or without a sit-down or take-out only restaurant, (iii) with or without a drive-through restaurant, except on Lot 14 a drive-through restaurant would require Special Use approval, (iv) with or without the packaged sale of alcoholic beverages (beer / wine / liquor) in the gas station premises, and / or (v) with or without the service for on-site consumption of alcoholic beverages (beer / wine / liquor) in the sit-down restaurant, and / or (vi) with or without video gaming, and (vii) operating for up to 24 hours per day, 7 days per week. If the use is a truck stop, there shall be no overnight truck parking, but on-site truck parking while the driver is otherwise making use of the improvements on the lot shall be allowed. Liquor sales/service and/or video gaming shall be conditioned on the procurement of all state and local licenses.

b. Zoning Standards applicable to all Lots: Development of the Subject Property shall be subject to the requirements of the BR Regional Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as specifically varied in the "PUD Deviations", attached hereto and incorporated herein as Exhibit "C". Any deviations from Title 17 not specifically addressed in this Ordinance but nevertheless clearly discernible on the PUD Preliminary Plan are hereby included as approved deviations.

c. Zoning Standards applicable to Lot 14 only, if all or any part of Lot 14 is developed

for use by a Motor Vehicle Sales and Leasing Establishment (car dealership): Development of Lot 14 shall be subject to the requirements of the BR Regional Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as specifically varied in the "PUD Deviations for Lot 14 Only", attached hereto and incorporated herein as Exhibit "D". The Zoning Standards set forth in Exhibit "C" shall apply if all or any part of Lot 14 is developed for any use other than a Motor Vehicle Sales and Leasing Establishment (car dealership).

d. Subdivision: Subdivision of the Subject Property shall be subject to the requirements of Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), as amended, except as follows:
   i. Lots need not be rectangular in shape.
   ii. All internal streets within the Subject Property shall be privately owned and shall be maintained by an owners' association.
   iii. The Subject Property may be resubdivided to modify lot lines, create additional lots, and/or consolidate lots. Such resubdivision shall require City approval of a Minor Subdivision- Final Plat under Title 16 "Subdivisions and Land Improvement" of the St. Charles Municipal Code.

e. Administrative Procedures: Development of the Subject Property shall follow the requirements and procedures provided in Section 17.04.400-430 of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except for as follows:
   i. The following shall be deemed to satisfy the provisions of Section 17.04.420 "PUD Timing and Revocation": (i) The Final Plat is recorded within two (2) years of the approval of this Ordinance, and (ii) construction of a building is commenced pursuant to building permit on any of the Lots in the Subdivision within one (1) year following the recording of the Final Plat.
   ii. Future changes to any one or more of the Approved PUD Preliminary Plans may be reviewed and approved in accordance the procedures contained in Title 17 of the St. Charles Municipal Code, Section 17.04.430, "Changes in Planned Unit Developments", as amended, except as specifically varied in the "Special Administrative Provisions for PUD Changes", attached hereto and incorporated herein as Exhibit "E".

f. Sidewalks:
   i. Sidewalk shall be provided along E Main Street and Kautz Road lot frontages, except along Lot 14, as depicted on the PUD Preliminary Plan. Sidewalk may be constructed on private property within dedicated public sidewalk easements as depicted on the PUD Preliminary Plan.
   ii. Sidewalk along E Main Street and Kautz Road shall be constructed by the Applicant and maintained by the City once constructed and inspected.
   iii. If any portion of Lot 14 with E Main Street frontage develops for a use other than a car dealership, sidewalk shall be provided along the E Main Street frontage within right-of-way or on private property within a public sidewalk easement.

g. Traffic Study: The Applicant has provided a Traffic Impact Study prepared by KLOA, Inc., dated 4/14/2026. The City may request updates to the Traffic Impact Study if future proposed uses have higher anticipated vehicle trip generation than the uses identified in the Traffic Impact Study. For example, if restaurant Drive-Through Facilities are proposed in excess of the number of such uses anticipated in the Study.

h. Cross-Access: The proposed internal streets and drives depicted on the PUD Preliminary Plan shall serve as the only required vehicular cross access within the Subject Property. Right of use and cross-access shall be further defined in the Declaration for The Shops at Pheasant Run. There shall be no prohibition against additional internal vehicular cross access points between adjoining Lots, except there shall be no public access across Lot 14 other than for City access to the sanitary lift station on Lot 14 and "Access Easement E" as depicted on the PUD Preliminary Plan.

i. Owners Association: The Applicant shall create a property owners' association and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Association with respect to the use, maintenance and continued protection of common access easements and other open space and improvements in the Subject Property, including, but not limited to, the stormwater detention facility, drive aisles, sidewalks, trails, common areas, bicycle lock-ups, street furniture, plantings, lighting, trash removal and the off-street parking areas. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Resubdivision for The Shops at Pheasant Run. Notwithstanding the forgoing, Lot 14 may be excluded from the Declaration.

j. Special Service Area: The City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.

a. Utilities:
    i. The Applicant shall be entitled to tie into the City's existing electricity and transformer system per the PUD Preliminary Plans. The Applicant shall be eligible for any credit pertaining to the replacement of an existing transformer under Section 13.080062 of the City Code.
    ii. The Applicant shall be entitled to tie into the City's existing sanitary sewer and potable water mains without the requirement of paying any fees other than typical connection fees.
    iii. There shall be no off-site improvements imposed upon the Applicant by the City as to the City's potable water, sanitary sewer, storm sewer, or electrical systems with respect to the Subject Project except to the extent, if any, shown on the PUD Preliminary Plan.

iv. The City is the sole owner of a sanitary lift station situated within an easement on Lot 14, together with sanitary mains leading into and out of same on other parts of proposed Lot 14 (collectively, the "Lot 14 Lift Station Improvements"). Developer shall be entitled to connect to and make use of the Lot 14 Lift Station Improvements as set forth on the PUD Preliminary Plan.

b. City Access Easements:
   i. A Public Sanitary Sewer Easement exists along the south boundary of the Subject Property and within Lot 14 for City access to the City-owned lift station located on Lot 14. The access drive within this easement may be surfaced with compacted gravel as deemed acceptable by the City. The portion of the access drive on Lot 14 may be paved.
   ii. A Lift Station Access Easement exists over Lot 14, connecting the lift station to Pheasant Run Drive. The Lift Station Access Easement may be relocated subject to approval of a Plat of Easement prior to development of Lot 14, with the following conditions:
      1. An alternative easement shall be provided allowing for City vehicle access to the lift station from Pheasant Run Drive.
      2. The access drive within the easement shall be constructed by the owner of Lot 14 at the time Lot 14 is developed.
      3. The access drive shall be maintained solely by the owner of Lot 14.
      4. The access drive may not be parked upon by vehicles.
      5. The east and west ends of the access drive may be gated with a Knox Box subject to Fire Department approval.

c. Mass Grading Permit: A Mass Grading Permit may be requested and issued after approval of the PUD Preliminary Plan and prior to Final Plat of Subdivision / Final Engineering approval, with the following conditions:
   i. Any work associated with such Mass Grading Permit shall be limited to demolitions/removals, mass grading, and digging of utility trenches.
   ii. Any work performed by the developer in association with the Mass Grading Permit shall be performed at the developer's own risk.
   iii. A financial security in accordance with Title 16 shall be provided prior to issuance of Mass Grading Permit and shall be based upon an Engineer's Opinion of Probable Costs deemed satisfactory by the City.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan for The Shops at Pheasant Run Subdivision and Lot 1, 3, 4, 5, 6, and 11, incorporated herein as Exhibit "F", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Plat of The Shops at Pheasant Run Subdivision; Spaceco; revisions dated 6/9/2026
- Preliminary Site Improvement Plans for Overall Subdivision – Shops at Pheasant Run; Spaceco; revisions dated 6/9/2026

- Landscape Plan for Overall Subdivision & Lots 3-6, 11; Kathryn Tall Landscape Architecture; revisions dated 6/9/2026
- Landscape Plan for Lot 1; Terra Landscape Architecture; revisions dated 6/9/2026
- Electric Site Plan / Photometrics for Overall Subdivision & Lots 1, 3-6, 11; Kornacki & Associates, Inc.; revisions dated 6/9/2026
- Architectural Elevations- Chase, Lot 1; The Architects Partnership, Ltd.; dated 5/22/2026
- Architectural Elevations- Lot 3; Ilekis Associates; dated 3/13/2026
- Architectural Elevations- Lot 4; Ilekis Associates; dated 3/13/2026
- Architectural Elevations- Lot 6; Ilekis Associates; dated 3/13/2026
- Architectural Elevations- Dutch Bros, Lot 5; Chipman Design Architecture Inc.; dated 3/18/2026
- Architectural Elevations- Valvoline, Lot 11; Arch America; dated 5/27/2026
- Sign Package; Signs3, Inc.; dated 6/20/2025

5. That development of additional Lots within the Subject Property shall require approval of a PUD Preliminary Plan in accordance with Title 17 of the St. Charles Municipal Code, Chapter 17.04 “Administration”, as amended.

6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of August 2026.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of August 2026.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 17th day of August 2026.

_____
Clint Hull, Mayor

Attest:

_____
Jessica Bridges, City Clerk

Vote:
Ayes:
Nays:

Absent:
Abstain:
Date:_____

EXHIBIT "A"

SUBJECT PROPERTY

LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2020 DOCUMENT R2020-131136.

PIN# 01-30-300-051 & 01-30-300-052

EXHIBIT "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**
4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The proposed PUD advances at least the following above-referenced standards (numbered to correspond the numbering above):
1. The PUD will result in a creative mix of commercial uses in the City's East Gateway Subarea and in the Main Street Subarea, with attractive architecture and amenities.
2. The Project will offer commercial products and services that will benefit the City's residents by providing shopping convenience, and a place for residents to meet and interact.
5. The Project will enhance the City's commercial base, increase City sales tax and real estate tax revenues, and offer employment opportunities to the City's residents.
6. The PUD will result in the redevelopment of a long-idle, blighted parcel of land along a main City corridor.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

A. Conforming to the requirements would inhibit creative design that serves community goals, or
B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public are, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed PUD meets the following factors for PUD approval (numbered to correspond the numbering above):
1. The proposed PUD offers community amenities not otherwise required for development by right, including artistic amenities.
3. The proposed PUD will provide superior landscaping, buffering, and screening not otherwise required for development by right.
6. The PUD provides for the use of innovative stormwater management techniques, which will also serve to make readily available an approximate 10 acre "Lot 14" on the east end of the PUD intended to be used for automobile dealership or dealership support purposes if the opportunity presents itself.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed Special Use for PUD will serve the public convenience by causing a large, undeveloped, and blighted site along Main Street (Rt. 64) to be redeveloped with businesses offering products and service that meet community needs. The Project will also result in roadway improvements on Main Street, including ADA-compliant crosswalks and sidewalks, and pedestrian-friendly improvements along Kautz Road and Pheasant Run Drive, and pedestrian friendly connections throughout the interior of the Project.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

The proposed Special Use for PUD will be accessed and served by existing public roads (Main Street and Kautz Road) and through the extension of existing City public utilities, all of which are / will be adequate to serve the Project.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the immediate east, and industrial development to the south, and as such will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, and industrial development to the south, but not to any undeveloped sites and, as such, will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed Special Use for PUD is adjacent to two (2) automobile dealerships to the east, industrial development to the south, and commercial development to the north and west, and as such will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed Special Use for PUD conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development. The requested departures are commercially reasonable in nature.

iii. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed Special Use for PUD will result in the establishment of business on the Project site that will materially contribute to the real estate tax, sales tax, and employment bases of the City, to the benefit of the City and its residents.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The proposed Special Use for PUD will result in development consistent with that contemplated by the existing BR-Regional Business District zoning classification of the Project site, and with the City's Comprehensive Plan.

EXHIBIT "C"

PUD DEVIATIONS

Ch. 17.14 Business & Mixed Use Districts	
17.14.030 Bulk Regulations – Minimum Lot Area	0.5 acre
17.14.030 Bulk Regulations – Maximum Building Coverage	No limitation
17.14.030 Bulk Regulations – Maximum Building Height	Rooftop screening can exceed 40 ft maximum building height
17.14.030 Bulk Regulations – Interior Side Yard (buildings)	10 ft
17.14.030 Bulk Regulations – Rear Yard (buildings)	10 ft
Ch. 17.22 General Provisions	
17.22.030 Permitted Encroachments – Refuse Enclosure	0 ft from interior side and rear lot lines; 10 ft from property lines adjacent to Kautz Road
17.22.40 Site Lighting	Compliance with light intensity and property lines requirement shall be measured only at the outer-most perimeter lines of the Subject Property, and not at the interior lot lines of any Lot.
Ch. 17.06 Design Review Standards & Guidelines – BL, BC, BR, and OR Districts	
17.06.030.E Building materials	The following shall be Approved Materials: masonry, precast, glass, fiber cement siding/trim, synthetic panelized siding, aluminum storefront/fascia/soffits/gutters, "trade dress" requirements as long as masonry is used on the majority of the building exterior
Ch. 17.24 Off-Street Parking, Loading & Access	
Required Off-Street Parking 17.24.0140	A reduction of up to 10% below the number of required parking spaces is permitted for any Lot. Parking spaces in excess of the required number of spaces can be provided.
Ch. 17.26 Landscaping & Screening	
17.26.090 Public Street Frontage Landscaping	Landscaping along E Main Street and Kautz Road shall be provided as depicted on the PUD Preliminary Plan.
17.26.080 Building Foundation Landscaping	Building foundation landscaping for Lot 1, 3, 4, 5, 6, and 11 shall be provided as depicted on the PUD Preliminary Plan, except that no foundation landscaping shall be required along the west and south building walls of Lots 3 and 4 BECAUSE OF THE PLAZA BETWEEN

	BLDGS 3 & 4, SHOULD THE FOLLOWING BE REQUIRED INSTEAD?: LOT 3 – TO BE PROVIDED ALONG NORTH AND WEST WALLS; LOT 4 – TO BE PROVIDED ALONG NORTH AND EAST WALLS
Ch. 17.28 Signs	
17.28.050 Permitted Signs for BL, BC, and BR Districts – Wall Signs	For single-tenant buildings: Up to 1 wall sign per building elevation (4 wall signs maximum). For multi-tenant buildings: Up to 2 wall signs for interior tenants (front and rear); Up to 3 wall signs for end unit tenants (front, side, rear).
17.28.050 Permitted Signs for BL, BC, and BR Districts – Freestanding Signs	Two freestanding signs are permitted on lots which contain a shopping center sign, as depicted on the PUD Preliminary Plan. Stone walls with development name lettering as depicted on the PUD Preliminary Plan are considered landscape design elements and not additional freestanding signage.

EXHIBIT "D"

PUD DEVIATIONS FOR LOT 14 – CAR DEALERSHIP ONLY

Ch. 17.06 Design Review Standards & Guidelines – BL, BC, BR, and OR Districts	
Architecture and Building Materials	For new vehicle dealerships, masonry, precast, glass, cement fiber siding and trim, synthetic panelized siding aluminum fascia, aluminum soffits aluminum gutters, aluminum storefront, glass storefront, vertical metal siding and/ EIFS (without limitation) and other exterior materials commonly required for the exterior construction and imaging of their branded dealership franchises, and such manufacturer's required trade dress, are all permitted without limitation.
Building height	A new vehicle dealership building may not exceed forty (40) feet in height (excluding any equipment screening devices)
Ch. 17.14 Business & Mixed Use Districts	
Minimum Building front-yard setback	200 ft. south of the north line of Lot 14, or 25 ft. south of the south line of Access Easement E (transecting Lot 14), whichever is greater. No trash enclosure setback required.
Minimum front yard parking / paving setback (as measured from Main Street/ Route 64)	15 ft. for parking and paving 0 ft. for vehicle display pads for a Motor Vehicle Sales and Leasing Establishment (Approximate number and positioning of pads to be similar to what was approved for McGrath Honda / Kia)
Minimum Rear Yard Setback (south lot line)	10 ft. for buildings; 0 ft. for parking and paving; 0 ft for trash enclosure
Minimum East Side Yard Setback (as measured from Pheasant Run Drive's westerly easement limits or west curb line)	15 ft. for buildings; 10 ft for trash enclosure; 0 ft. for parking and paving
Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the west line of Lot 14 that is coextensive with the east line of Lot 13	10 ft. for buildings 0 ft. for parking and paving; 0 ft. for trash enclosures;
Minimum West Side Yard Setback (as measured from the west line of Lot 14) but only for that portion of the	5 ft. for buildings, 0 ft. for trash enclosures; and 0 ft. for parking and paving

west line of Lot 14 that is coextensive with any common area of the Subdivision situated to the west of Lot 14	
Ch. 17.26 Landscaping & Screening	
Minimum Overall Landscaped Area	15% (over entire PUD)
Public Street frontage landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Parking Lot Striping and landscape islands	Only parking areas intended for use by customers need to be striped and enhanced with parking lot landscape islands. Inventory parking areas shall not be required to be striped.
Building Foundation Landscaping	Substantially similar in design and material types as approved by the City in its Ordinance 2021-Z-3
Ch. 17.28 Signs	
Freestanding Signs	2 free-standing monument signs along the E Main Street / Route 64 right of way, neither of which shall exceed fifteen (15) feet in height, and one of which may have digital message component, with the positioning and general nature of such signs to be consistent with what was approved under City ordinance 2021-Z-3. Examples of these signs are attached as Exhibit D.2.
Wall Signs	3 signs on the north elevation. Additional informational or logo signs may be placed on other elevations
Sidewalks	No sidewalks shall be required along the frontage of Lot 14 of E Main Street, but instead shall be provided on the west side of Pheasant Run Drive from Main Street to Access Easement E and then westerly along Access Easement E to Access Easement D. If not developed with an automobile dealership, then public sidewalk shall be installed along the entire frontage (full width) of Lot 14 adjacent to E Main Street.

EXHIBIT "D.2"

REPRESENTATIVE / ILLUSTRATIVE DEALERSHIP SIGNAGE



EXHIBIT "E"

SPECIAL ADMINISTRATIVE PROVISIONS FOR PUD CHANGES

(a) "**Major Changes**" shall mean changes of the following magnitude to the Approved Preliminary PUD Plans. A Major Change shall require approval of an amendment to this PUD Ordinance following a public hearing (but not a new concept review, unless the essential "mixed use" nature of the Shops PUD Project is proposed to be changed). Without limiting the foregoing, "Major Changes" expressly include any modifications to the provisions of this PUD ordinance, including the provisions listed in the Departures and Deviations and Other Approvals and Agreements exhibits, not otherwise allowed as a Minor Change or an Authorized Administrative Change.

(b) "**Minor Changes**" shall mean changes that are not defined above as "Major Changes" or as changes subject to administrative authorization below, and which do not change the concept or intent of the PUD herein approved, including, without limitation:

i. A reduction in the open space or common open space by 15% or more.
ii. Any changes to building footprint location that (A) lengthens any exterior wall by more than ten feet on any side but less than twenty feet (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).
iii. Any change to a drive aisle location greater than twenty-five feet.

(c) "**Authorized Administrative Changes**" for the Shops at Pheasant Run PUD include changes which are not Major Changes or Minor Changes as defined above. Without limiting the foregoing, Authorized Administrative Changes expressly include the following types of changes:

i. The connection of two or more buildings shown on the PUD Preliminary Plan on the same Lot, or the separation of any two buildings shown on the PUD Preliminary Plan on the same Lot.
ii. A reduction by less that 15% in the acreage of open space or common open space.
iii. A reduction of 15% or less in the number of parking spaces below the number of parking spaces otherwise required by otherwise required by Ch. 17.24 of the St. Charles Municipal Code.
iv. An increase from of up to 30% in the percentage credit for shared parking under Section 17.24.050 of the St. Charles Muicipal Code.
v. Any changes to landscaping that, in the discretion of City Staff, do not materially detract from or diminish the essential style or quality of the landscape plan as originally approved herein.

vi. Any changes to building footprint location that (A) lengthens any exterior wall by ten feet or less on any side (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes), and (B) has no material adverse impact on any building setback requirement (excluding, however, expansions to building footprints made to connect two buildings, which connective expansions shall be treated as Authorized Administrative Changes).

vii. Any change to a drive aisle location that is twenty-five (25) feet or less.

viii. Any change to a drive aisle location that adds parking stalls.

ix. The installation of all signs within the development, within the requirements established herein.

x. The Developer may increase or decrease the number of retail buildings and / or the associated square footage with respect to those buildings shown on the PUD Preliminary Plan, it being agreed to and understood that the number of buildings, and associated square footage may be increased or decreased as the market may demand at the discretion of the Developer. For example, an increase in the size of a previously approved building as part of a final PUD on either of Lots 3 or 4 which does not result in a violation of any required setback shall fall within the category of authorized administrative change.

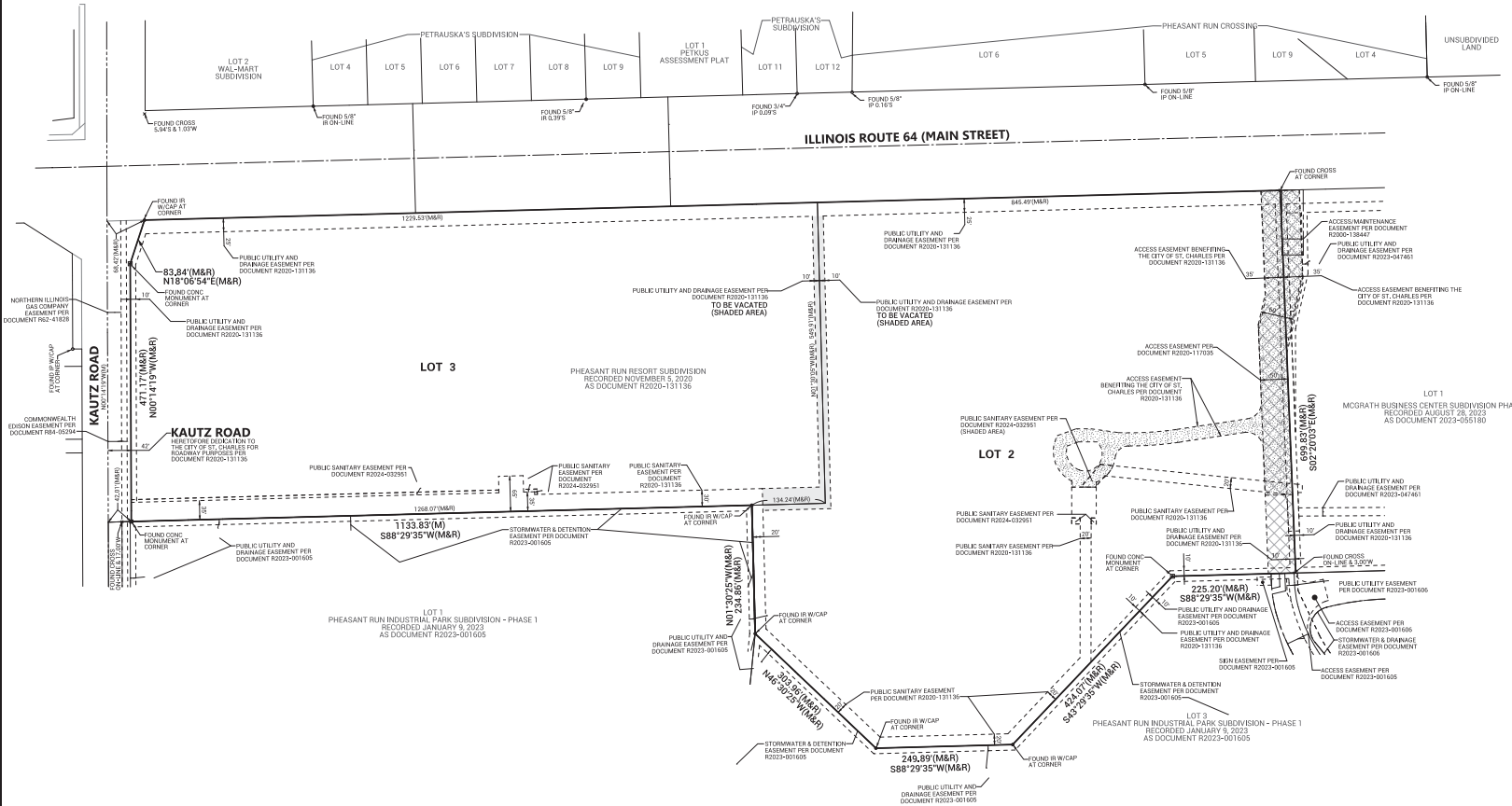
EXHIBIT "F"
PUD PRELIMINARY PLAN
(70 pages)

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

P.I.N.:
01-30-300-051
01-30-300-052

PRELIMINARY PLAT OF
THE SHOPS AT PHEASANT RUN SUBDIVISION

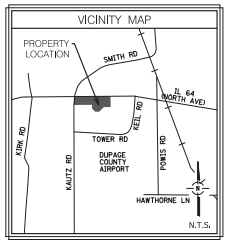
BEING A RESUBDIVISION OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



N

SCALE 1" = 100'
0 100 200

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE



EXISTING AREA TABLE		
	SQ. FT.	ACRES
LOT 2	776,597	17.828
LOT 3	693,021	15.910
TOTAL	1,469,618	33.738

ACCESS EASEMENT BENEFITTING THE CITY OF ST. CHARLES PER DOCUMENT R2020-131136

ACCESS EASEMENT PER DOCUMENT R2020-117035 (NORTH-SOUTH EASEMENT AREA)

LEGAL DESCRIPTION:

LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2020, DOCUMENT R2020-131136

PREPARED FOR:
VEQUITY
226 N. MORGAN STREET, SUITE 300
CHICAGO, IL 60607

EXISTING BOUNDARY AND EASEMENT INFORMATION

NO.	DATE	REMARKS

NO.	DATE	REMARKS
	06/09/26	REV. EASEMENTS
	04/03/26	REV. LOT/EASE. GEOMETRY
	02/18/26	REV. LOT/EASE. GEOMETRY

PRELIMINARY PLAT OF SUBDIVISION

THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
9350.14PRE-01

DATE:
01/15/2026

JOB NO.
9350.14

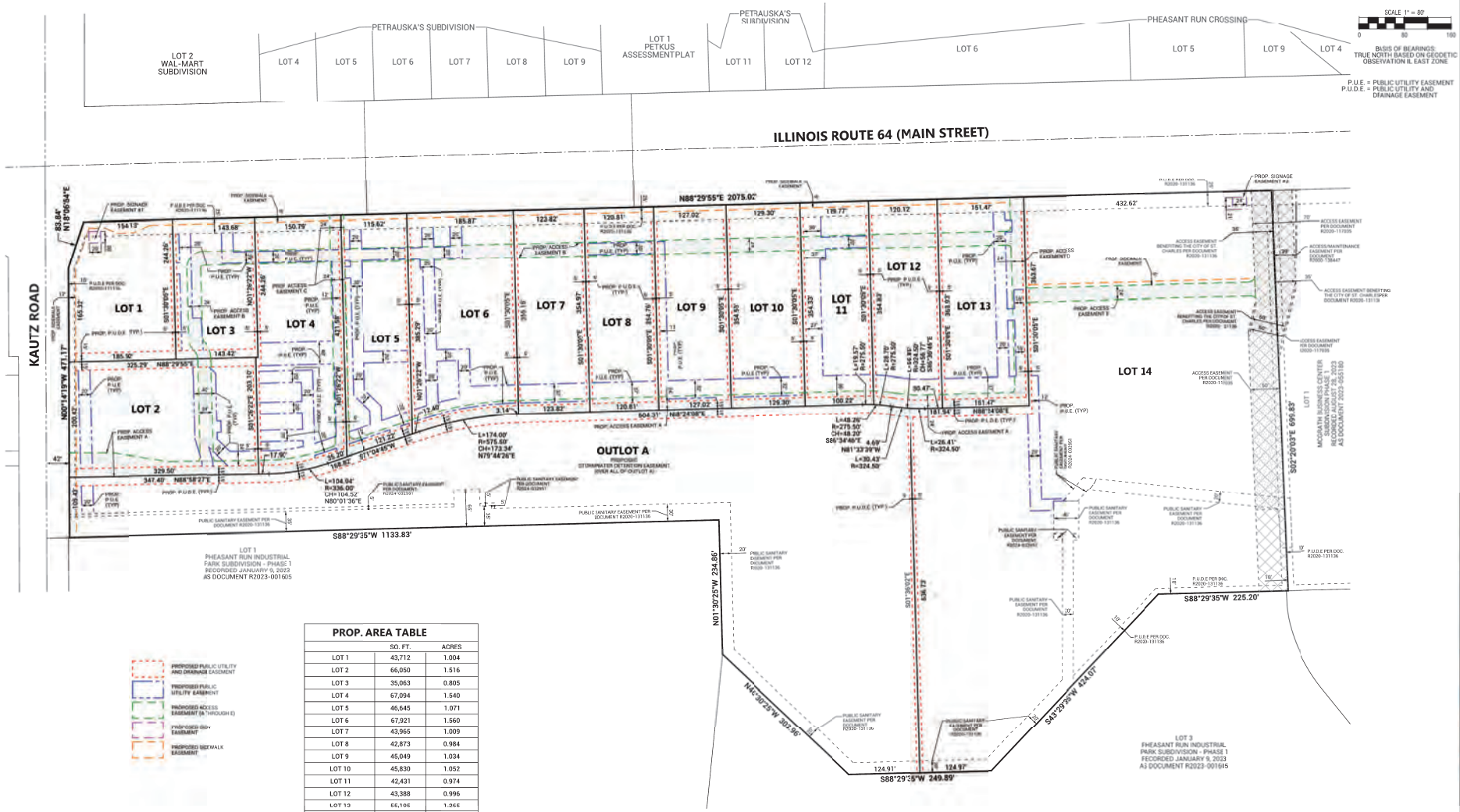
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1 OF 3

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THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

PRELIMINARY PLAT OF
THE SHOPS AT PHEASANT RUN SUBDIVISION

BEING A RESUBDIVISION OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



PROP. AREA TABLE

	SQ. FT.	ACRES
LOT 1	43,712	1.004
LOT 2	66,050	1.516
LOT 3	35,063	0.805
LOT 4	67,094	1.540
LOT 5	46,645	1.071
LOT 6	67,921	1.560
LOT 7	43,965	1.009
LOT 8	42,873	0.984
LOT 9	45,049	1.034
LOT 10	45,830	1.052
LOT 11	42,431	0.974
LOT 12	43,388	0.996
LOT 13	66,106	1.066
LOT 14	458,699	10.530
OUTLOT A	365,792	8.397
TOTAL	1,469,617	33.738

PROP. LOT AND EASEMENT INFORMATION

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	05/09/26	REV. EASEMENTS
2	04/03/26	REV. LOT/EASE GEOMETRY
3	02/18/26	REV. LOT/EASE GEOMETRY

PRELIMINARY PLAT OF SUBDIVISION

THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Bluemont, IL - Morris, IL - Indianapolis, IN
spacecorner.com

FILENAME: 9350.14PRE-01
DATE: 01/15/2026
JOB NO. 9350.14
SHEET 2 OF 3

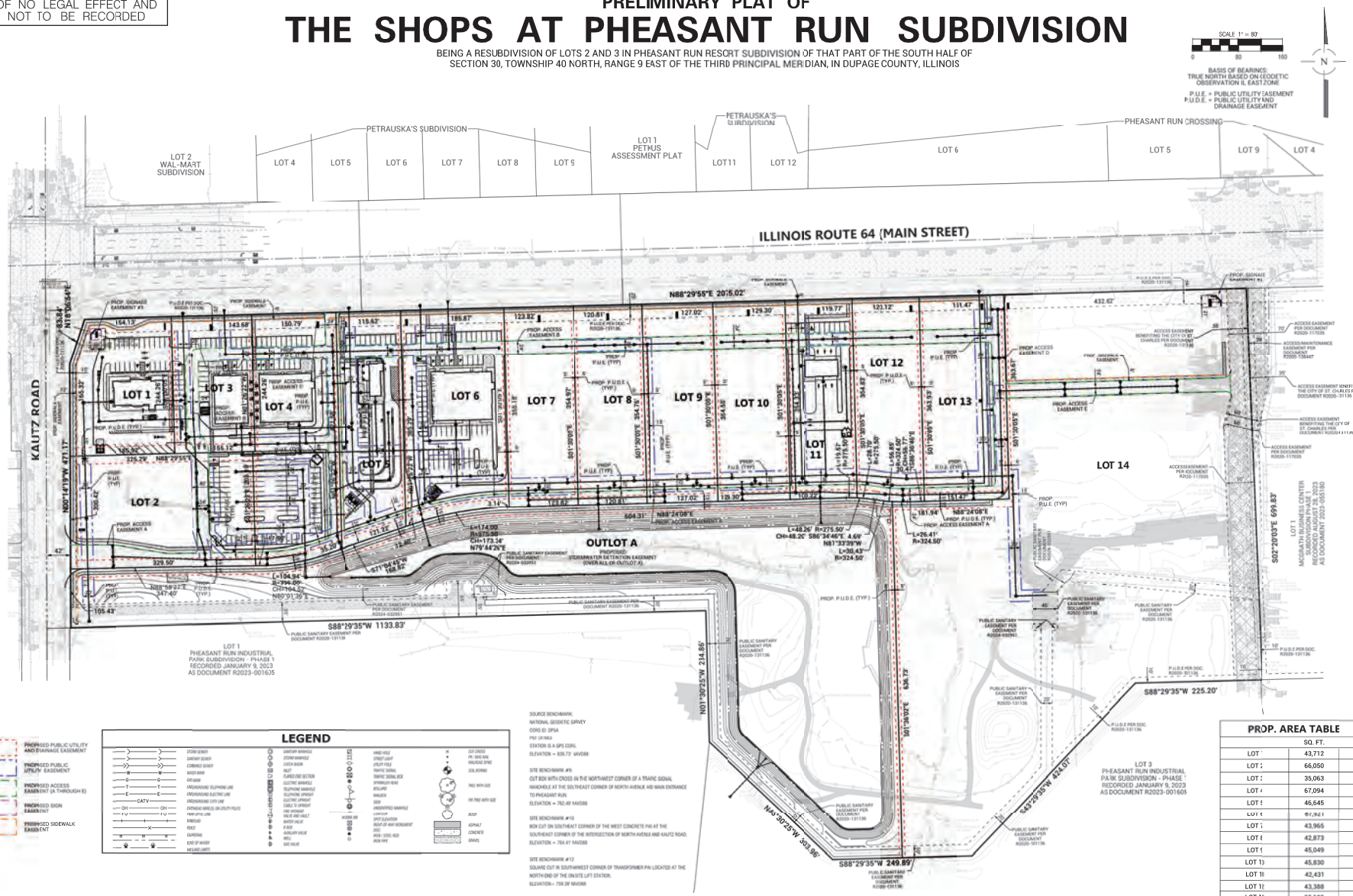
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THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

PRELIMINARY PLAT OF

THE SHOPS AT PHEASANT RUN SUBDIVISION

BEING A RESUBDIVISION OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



LEGEND

PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
PROPOSED PUBLIC UTILITY EASEMENT
PROPOSED ACCESS EASEMENT (A THROUGH E)
PROPOSED SIGN EASEMENT
PROPOSED SIDEWALK EASEMENT

STORM SEWER, SANITARY SEWER, COMBINED SEWER, INLET, GAS MAIN, UNDERGROUND TELEPHONE LINE, UNDERGROUND ELECTRIC LINE, UNDERGROUND CATV LINE, OVERHEAD WIRES (W/ UTILITY POLES), FIBER OPTIC LINE, RAILROAD, FENCE, GUARDRAIL, EDGE OF WATER, RIPLAND LIMITS, SANITARY MANHOLE, STORM MANHOLE, CATCH BASIN, INLET, FLARED END SECTION, ELECTRIC MANHOLE, TELEPHONE MANHOLE, ELECTRIC UPRIGHT, ELECTRIC WITH METER, CABLE TV UPRIGHT, FIRE HYDRANT, VALVE AND VAULT, WATER VALVE, B-BOX, AUXILIARY VALVE, WELL, GAS VALVE, HAND HOLE, STREET LIGHT, UTILITY POLE, TRAFFIC SIGNAL, TRAFFIC SIGNAL BOX, SPRINKLER HEAD, BOLLARD, KNUCKLE, SIGN, UNIDENTIFIED MANHOLE, LUMINAIRE, SPOT ELEVATION, RIGHT-OF-WAY MONUMENT, DOC, IRON / STEEL ROD, IRON PIPE, CUT CROSS, PK / MAG NAIL, RAILROAD SPIKE, SOIL BORING, TREE WITH SIZE, BUSH, ASPHALT, CONCRETE, GRAVEL

SOURCE BENCHMARK:
NATIONAL GEODETIC SERVEY
CORS ID: DPSA
PID: DK1663
STATION IS A GPS CORS.
ELEVATION = 839.72' NAVD88

SITE BENCHMARK #9:
CUT BOX WITH CROSS IN THE NORTHWEST CORNER OF A TRAFIC SIGNAL HANDHOLE AT THE SOUTHEAST CORNER OF NORTH AVENUE AND MAIN ENTRANCE TO PHEASANT RUN.
ELEVATION = 762.49 NAVD88

SITE BENCHMARK #10
BOX CUT ON SOUTHEAST CORNER OF THE WEST CONCRETE PAD AT THE SOUTHEAST CORNER OF THE INTERSECTION OF NORTH AVENUE AND KAUTZ ROAD.
ELEVATION = 764.47 NAVD88

SITE BENCHMARK #12
SQUARE CUT IN SOUTHWWEST CORNER OF TRANSFORMER PAD LOCATED AT THE NORTH END OF THE ON-SITE LIFT STATION.
ELEVATION = 759.38' NAVD88

PROP. AREA TABLE

	SQ. FT.	ACRES
LOT 1	43,712	1.004
LOT 2	66,050	1.516
LOT 3	35,063	0.805
LOT 4	67,094	1.540
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LOT 9	45,049	1.034
LOT 10	45,830	1.052
LOT 11	42,431	0.974
LOT 12	43,388	0.996
LOT 13	55,105	1.265
LOT 14	458,699	10.530
OUTLOT A	365,792	8.397
TOTAL	1,469,617	33.738

PROPOSED LOT AND EASEMENT INFORMATION WITH EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS

NO.	DATE	REMARKS

NO.	DATE	REMARKS
01	05/09/26	REV. EASEMENTS
02	04/03/26	REV. LOT/EASE GEOMETRY
03	02/18/26	REV. LOT/EASE GEOMETRY

PRELIMINARY PLAT OF SUBDIVISION

THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Elmhurst, IL - Morris, IL - Indianapolis, IN
spacecorner.com

FILENAME: 9350.14PRE-01
DATE: 01/15/2026
JOB NO. 9350.14
SHEET 3 OF 3

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PRELIMINARY SITE IMPROVEMENT PLANS

for

OVERALL SUBDIVISION – SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

PROJECT NO:9350.14

CLIENT
VEQUITY
226 N. MORGAN ST. STE 300
CHICAGO, IL. 60607

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY DUPAGE
CITY, TOWNSHIP ST. CHARLES, GENEVA / WEST CHICAGO
SEC. & ¼ SEC. NO. S30, T40N, R9E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET OVET FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

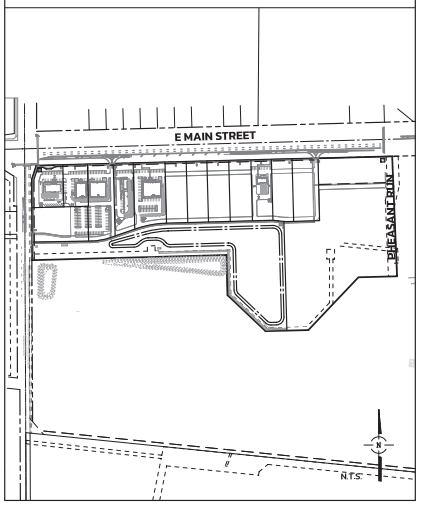
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	P-C1	COVER SHEET
2	P-GN	PRELIMINARY TYPICAL SECTIONS & GENERAL NOTES
3	P-OVET	PRELIMINARY OVERALL EXISTING CONDITIONS
4	P-DEMO	PRELIMINARY DEMOLITION PLAN
5	P-OVSP	PRELIMINARY OVERALL SITE PLAN
6-8	P-GM1-3	PRELIMINARY GEOMETRIC PLANS
9-11	P-GRUT1-3	PRELIMINARY GRADING AND UTILITY PLANS
12	P-PHASE	PRELIMINARY PHASING PLAN
13	P-SIGN	PRELIMINARY SIGN PLAN
14	P-EXH	SITE AERIAL EXHIBIT

LOCATION MAP



KEY MAP



REVISIONS

ORIGINAL PLAN DATE: 7/15/25 (DRAFT TO CLIENT)

#	SHEET #	REMARKS	DATE
1.	ALL	REVISIONS PER CLIENT	10/1/25
2.	ALL	PRELIMINARY PUD SUBMITTAL	01/15/26
3.	ALL	REVISED PRELIMINARY PUD SUBMITTAL	2/12/26
4.	ALL	REVISED PRELIMINARY PUD SUBMITTAL	4/3/16
5.	6-7	REVISED BUILDING SQUARE FOOTAGE	4/21/26
6.	ALL	REVISED PRELIMINARY PUD SUBMITTAL	6/9/26

ENGINEER
BRETT M. DUFFY, P.E.
ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2025
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
6/9/26
DATE
LICENSED PROFESSIONAL ENGINEER BRETT M. DUFFY NO. 062-053198 ILLINOIS
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

OVERALL SUBDIVISION – SHOPS AT PHEASANT RUN SAINT CHARLES, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoInc.com

FILENAME: 9350.14_P-TITLE
DATE: 7/15/25
JOB NO. 9350.14
SHEET P-C1
1 OF 14

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GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS ADOPTED JANUARY 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, 8TH EDITION UPDATED 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS, IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS, ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK, HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION, ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED, ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPERS ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL, AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNERS APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THE PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A PAY ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO THE TOP OF TRENCH. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. SETTLING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4'-X-4'-X-8'-(NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

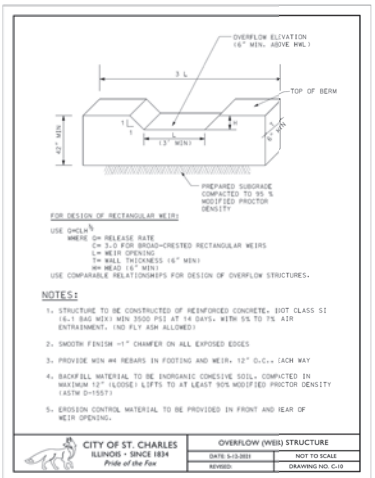
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

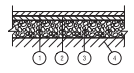
H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ELIMINATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 24" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS, "SAFE" MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.

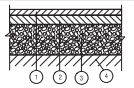




TYPICAL ASPHALT PAVEMENT SECTION
(PASSENGER VEHICLE PARKING AREAS)
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.0" HMA BINDER COURSE, IL 19.0, N50
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

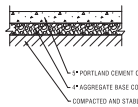
SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER AND APPROVED BY OWNER



TYPICAL ASPHALT PAVEMENT SECTION
(CRITICAL ROADWAYS)
N.T.S.

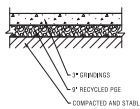
1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 3.5" HMA BINDER COURSE, IL 19.0, N50
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER AND APPROVED BY OWNER



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.

SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER AND APPROVED BY OWNER



RESTRICTOR ACCESS DRIVE
N.T.S.

SECTION TO BE REVIEWED BY GEOTECHNICAL ENGINEER AND APPROVED BY OWNER

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
8" W	WATER MAIN (WITH SIZE)	8" W
	PIPE TRENCH BACKFILL	
G	GAS MAIN	G
T	TELEPHONE LINES	T
E	ELECTRIC LINE	E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXXXX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATERS EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

BENCHMARK

SEE SHEET P-OVET FOR BENCHMARK INFORMATION

CONTACT INFORMATION

NO.	DATE	REVISIONS PER CLIENT
6.	6/9/26	6/5/26 PRELIMINARY POD SUBMITTAL
5.	4/3/26	4/3/26 PRELIMINARY POD SUBMITTAL
4.	3/13/26	3/13/26 PRELIMINARY POD SUBMITTAL
3.	1/15/26	1/15/26 PRELIMINARY POD SUBMITTAL
2.	10/1/25	10/1/25 REVISIONS PER CLIENT
1.		

PRELIMINARY TYPICAL SECTIONS AND GENERAL NOTES

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

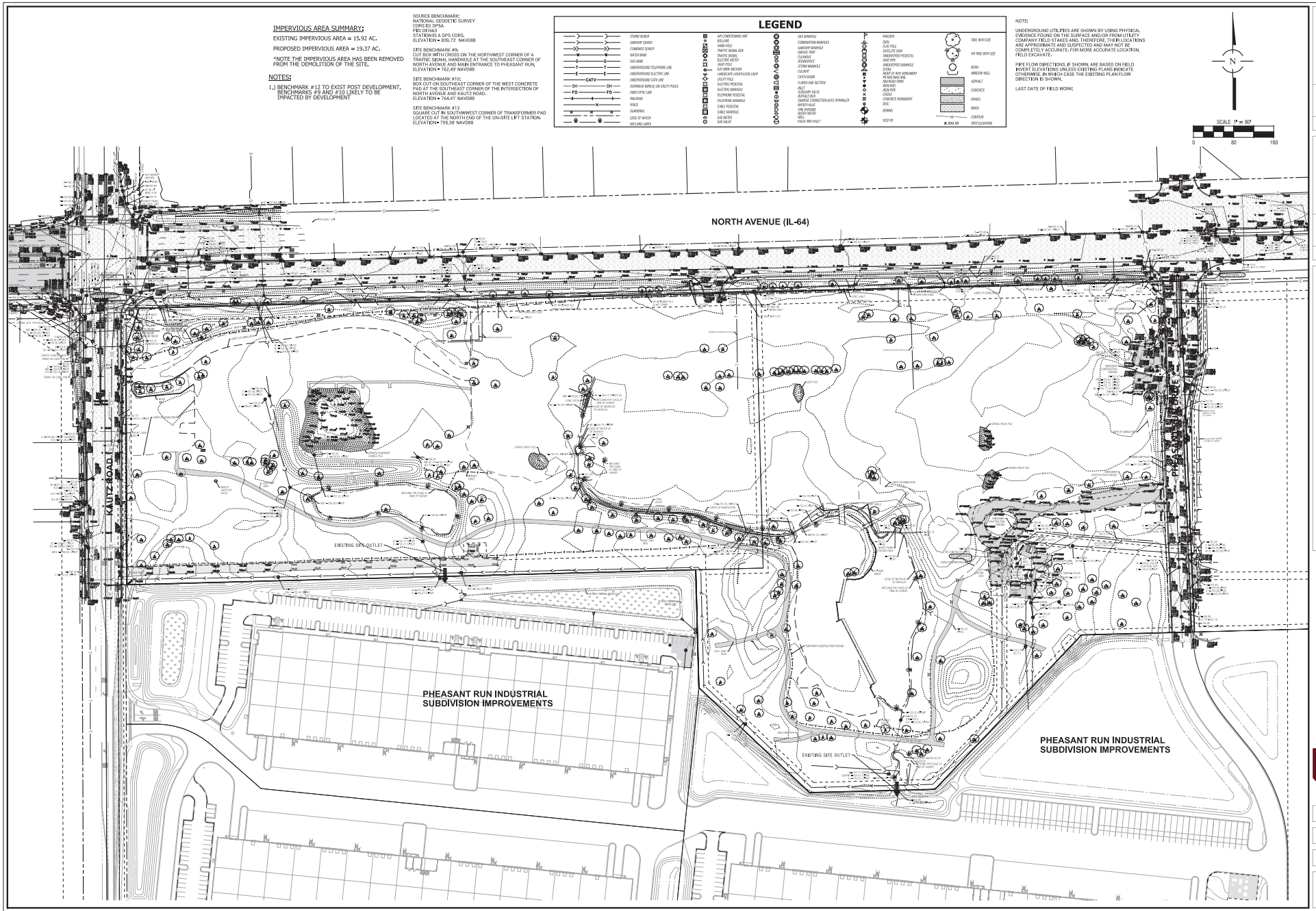
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SHEET P-GN 2 OF 14



OVERALL EXISTING CONDITIONS

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

NO.	DATE	REMARKS
6.	6/9/26	6/9/26 PRELIMINARY POD SUBMITTAL
5.	4/3/26	4/3/26 PRELIMINARY POD SUBMITTAL
4.	3/13/26	3/13/26 PRELIMINARY POD SUBMITTAL
3.	2/13/26	2/13/26 PRELIMINARY POD SUBMITTAL
2.	1/15/26	1/15/26 PRELIMINARY POD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

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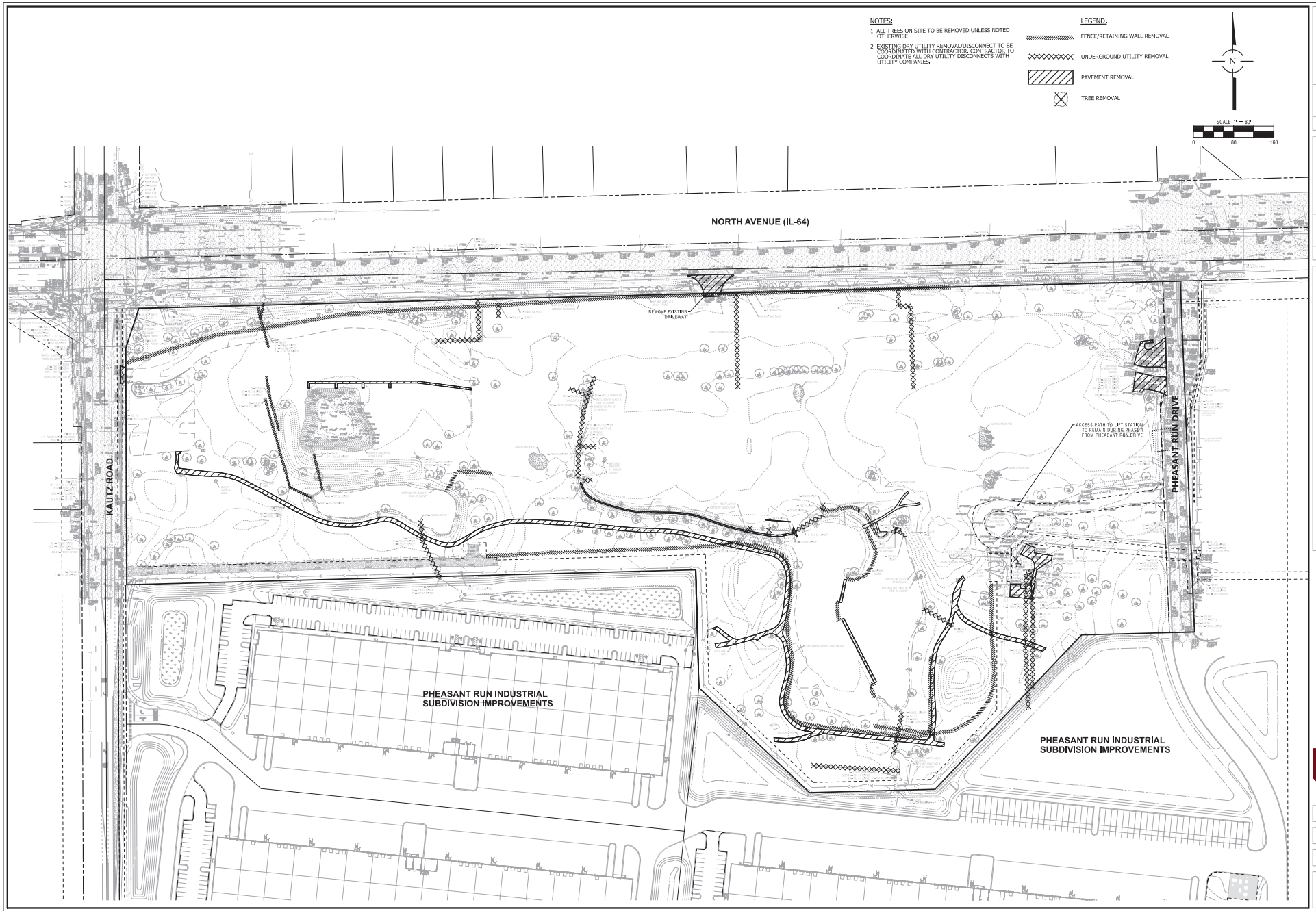
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NO.	DATE	REMARKS
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5.	5/5/26	60%SS PRELIMINARY POD SUBMITTAL
4.	4/3/26	60%SS PRELIMINARY POD SUBMITTAL
3.	2/13/26	60%SS PRELIMINARY POD SUBMITTAL
2.	1/15/26	PRELIMINARY POD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

DEMOLITION PLAN

OVERALL SUBDIVISION – THE SHOPS AT PHEASANT RUN

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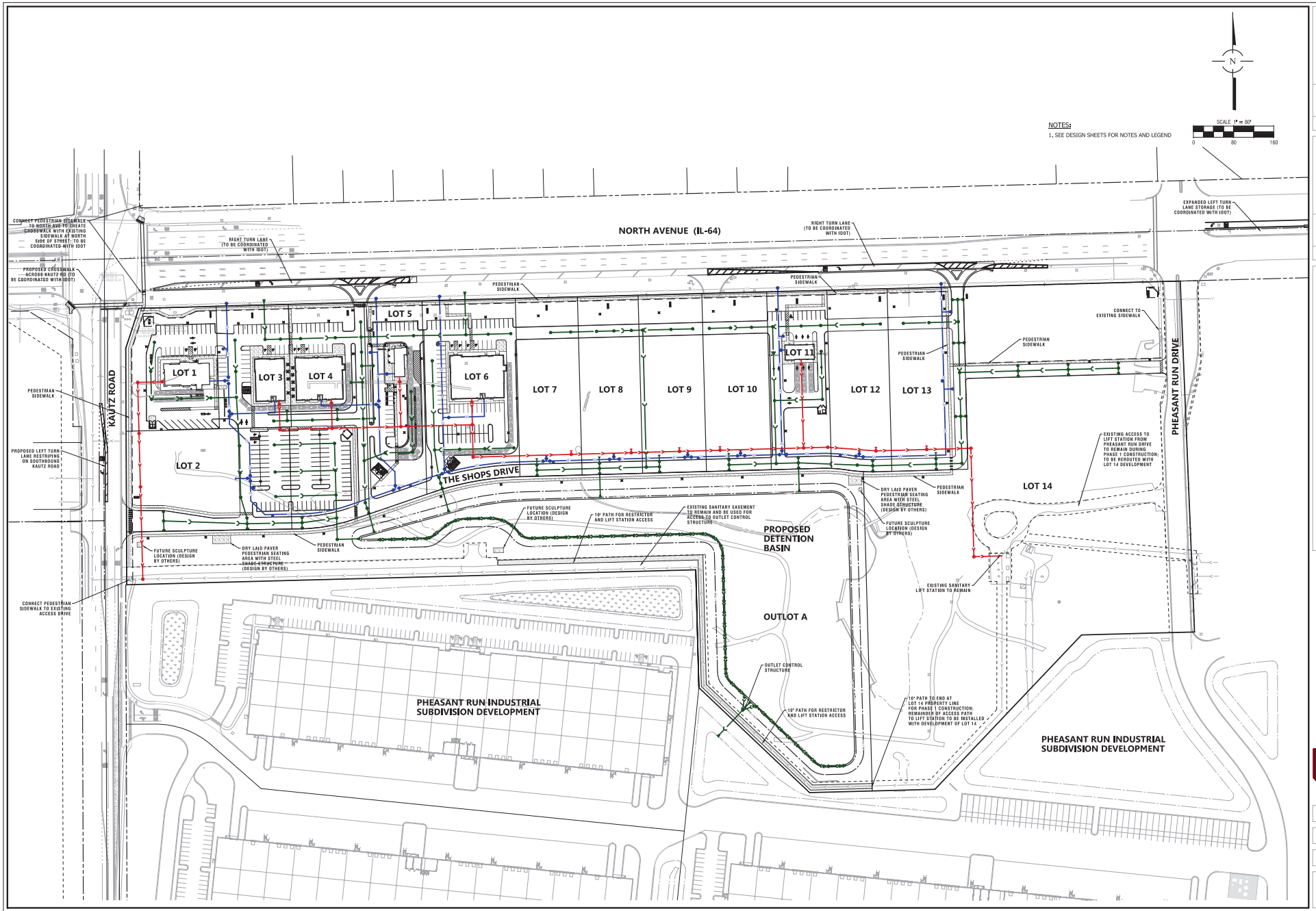
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NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY POD SUBMITTAL
5.	4/3/26	REVISED PRELIMINARY POD SUBMITTAL
4.	3/13/26	REVISED PRELIMINARY POD SUBMITTAL
3.	1/15/26	PRELIMINARY POD SUBMITTAL
2.	10/1/25	REVISIONS PER CLIENT
1.	DATE	REMARKS

PRELIMINARY OVERALL SITE PLAN

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

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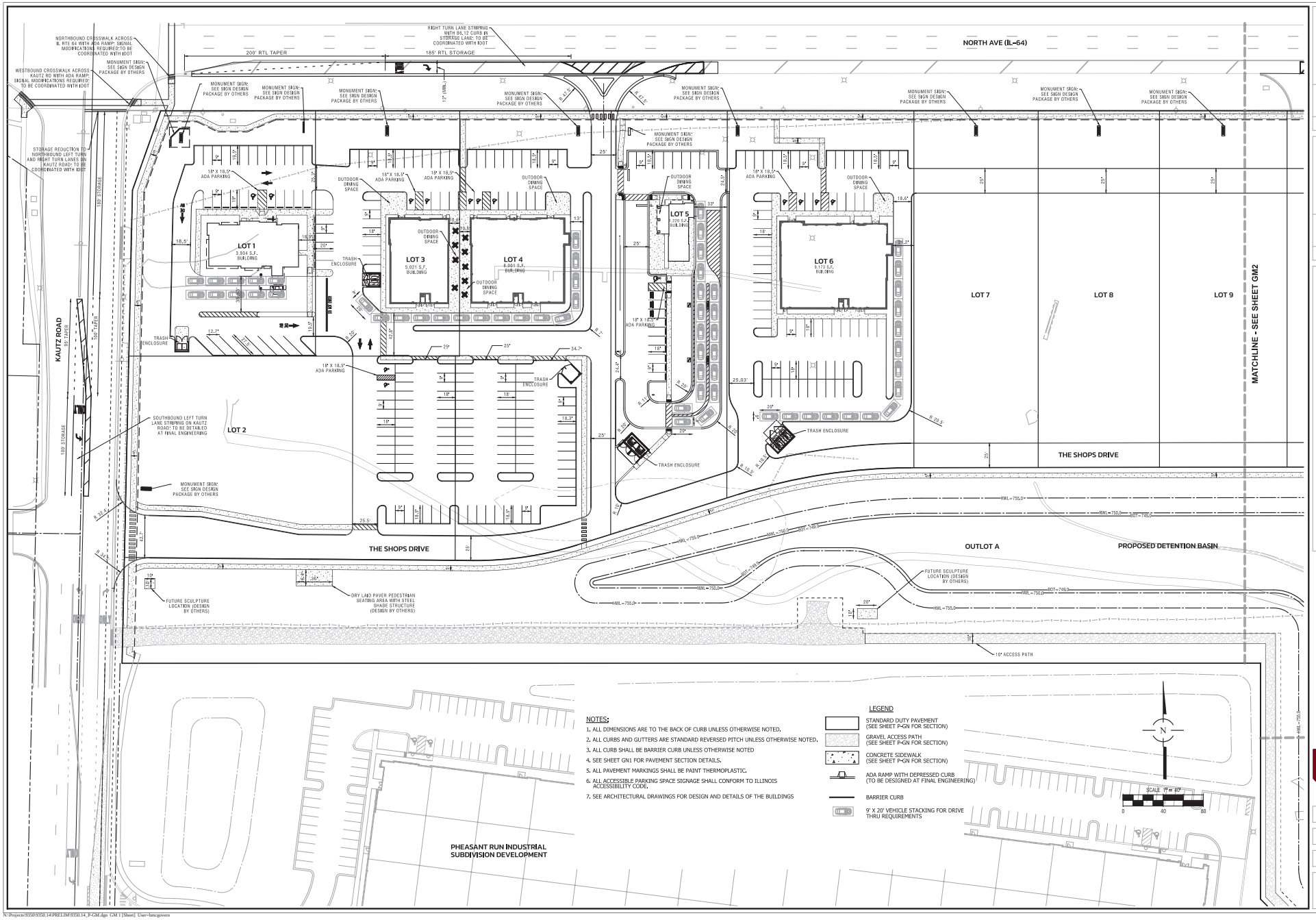
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SHEET P-OVSP

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NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. ALL CURB SHALL BE BARRIER CURB UNLESS OTHERWISE NOTED
4. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
5. ALL PAVEMENT MARKINGS SHALL BE PAINT THERMOPLASTIC.
6. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
7. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS

LEGEND

- STANDARD DUTY PAVEMENT (SEE SHEET P-GN FOR SECTION)
- GRAVEL ACCESS PATH (SEE SHEET P-GN FOR SECTION)
- CONCRETE SIDEWALK (SEE SHEET P-GN FOR SECTION)
- ADA RAMP WITH DEPRESSED CURB (TO BE DESIGNED AT FINAL ENGINEERING)
- BARRIER CURB
- 9' X 20' VEHICLE STACKING FOR DRIVE THRU REQUIREMENTS

NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY PUD SUBMITTAL
5.	4/20/26	REVISED BUILDING SQUARE FOOTAGE
4.	4/3/26	REVISED PRELIMINARY PUD SUBMITTAL
3.	2/13/26	REVISED PRELIMINARY PUD SUBMITTAL
2.	1/15/26	PRELIMINARY PUD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

GEOMETRIC PLAN - 1

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

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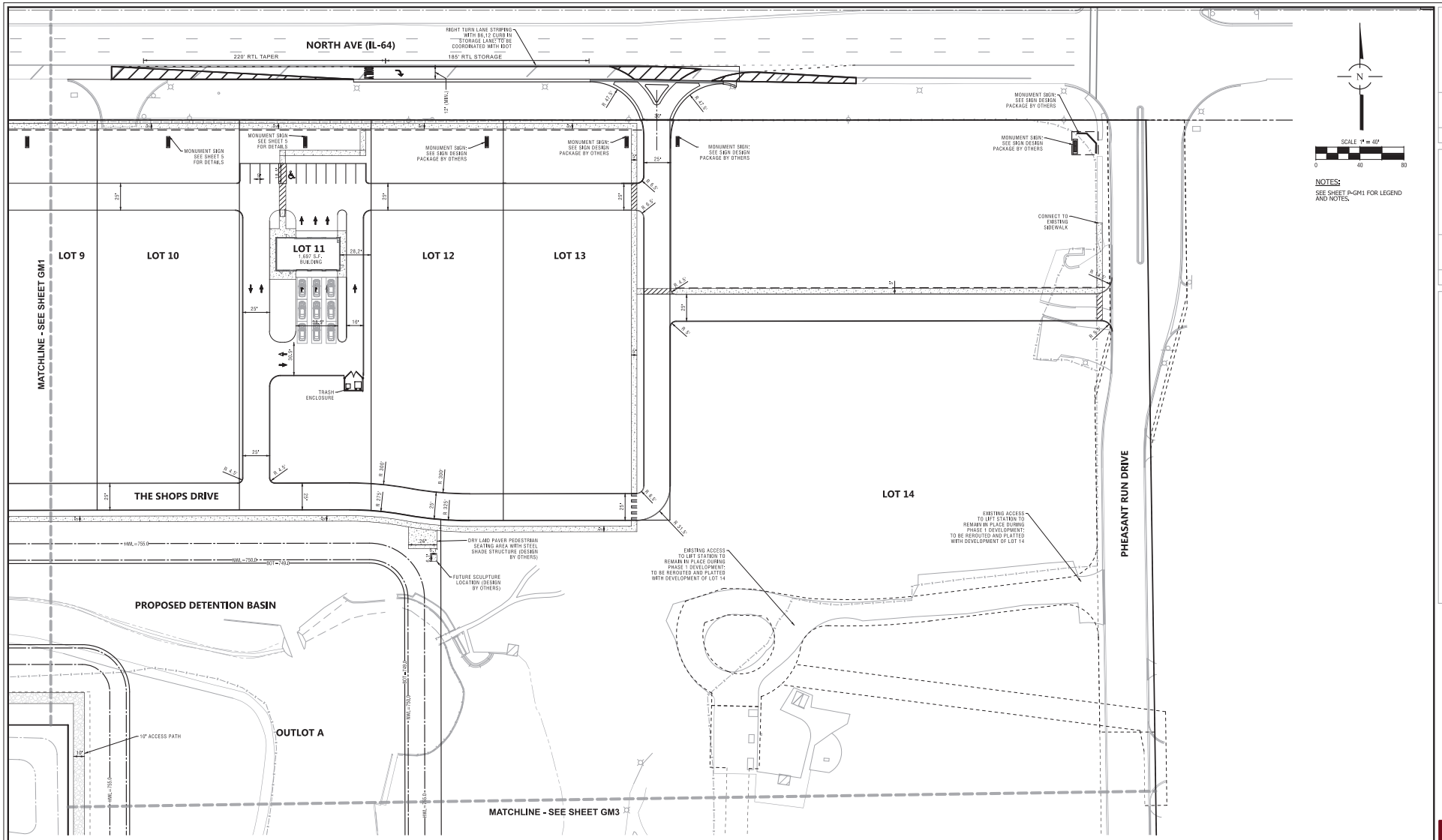
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SHEET P-GM1

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NOTES:

SEE SHEET P-GM1 FOR LEGEND AND NOTES.

NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY PUD SUBMITTAL
5.	4/21/26	REVISED ENGINEERING REVIEW RESPONSE
4.	4/3/26	REVISED PRELIMINARY PUD SUBMITTAL
3.	2/13/26	REVISED PRELIMINARY PUD SUBMITTAL
2.	1/15/26	PRELIMINARY PUD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

GEOMETRIC PLAN - 2

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

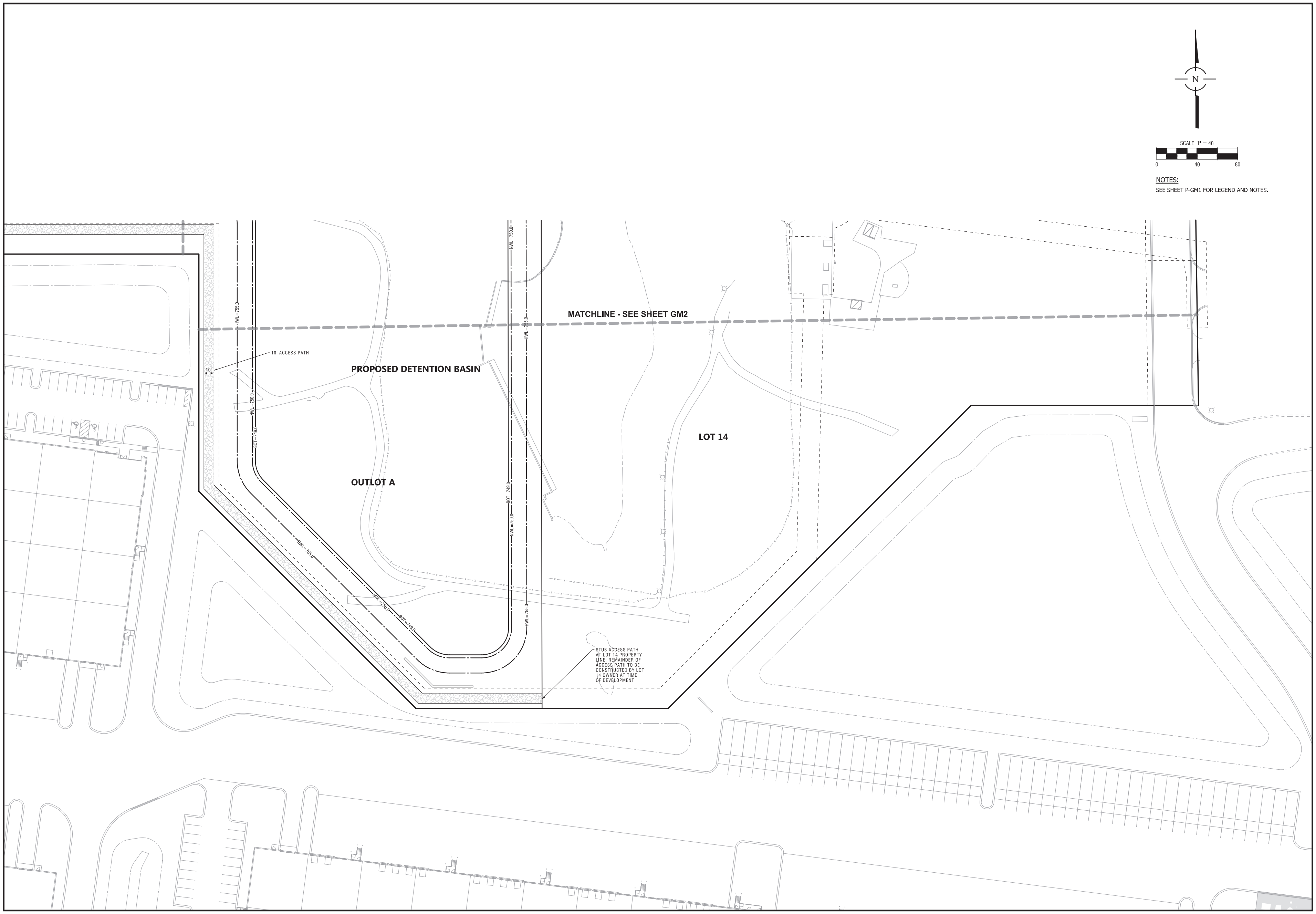
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DATE: 7/15/25

JOB NO. 9350.14

SHEET P-GM2

7 OF 14



NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY PUD SUBMITTAL

NO.	DATE	REMARKS
4.	4/3/26	REVISED PRELIMINARY PUD SUBMITTAL
3.	2/12/26	REVISED PRELIMINARY PUD SUBMITTAL
2.	1/15/26	PRELIMINARY PUD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

GEOMETRIC PLAN - 3

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

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FILENAME: 9350.14_P-GM

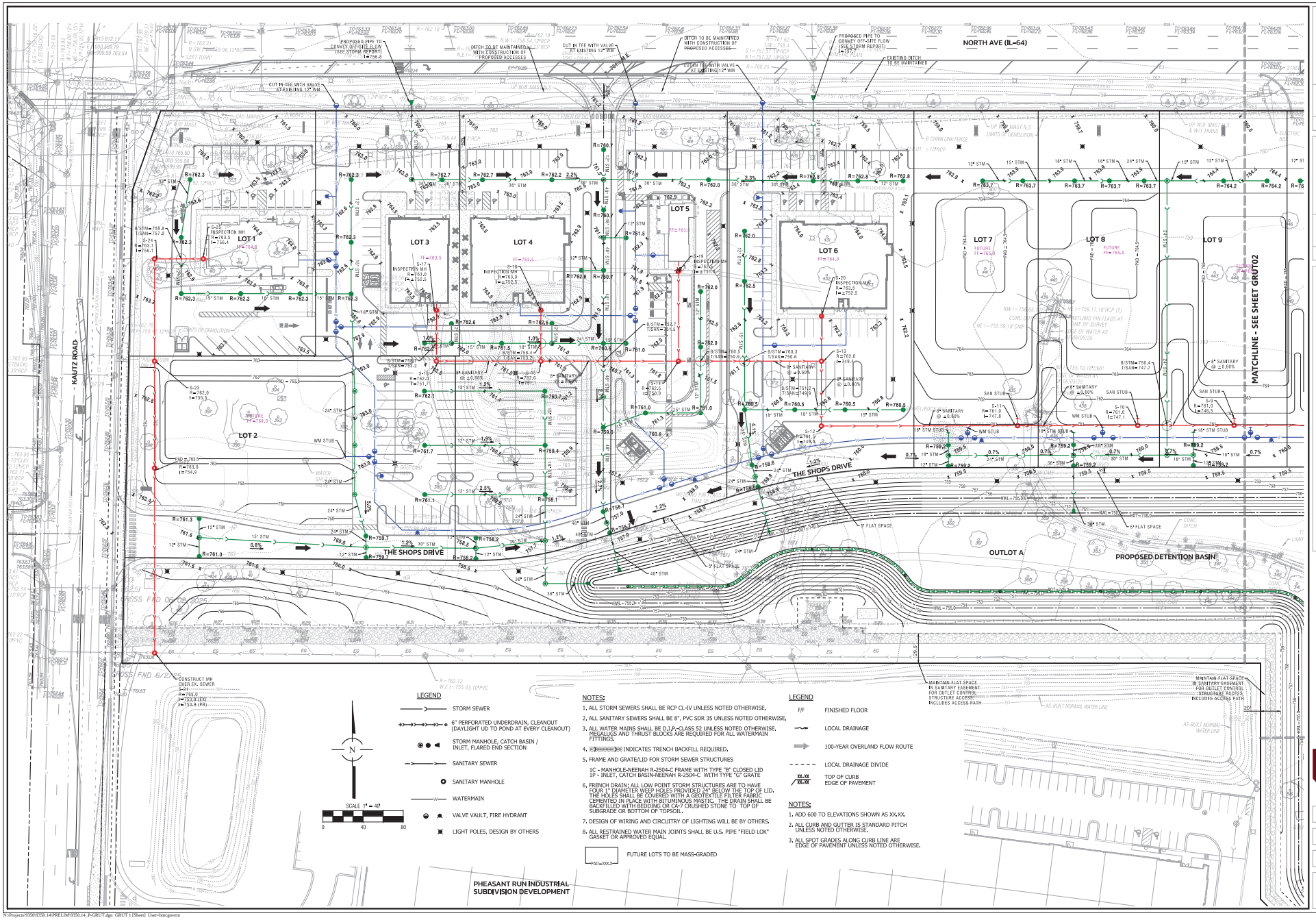
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JOB NO. 9350.14

SHEET P-GM3

8 OF 14

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NO.	DATE	REMARKS
6.	6/9/26	60%SD PRELIMINARY POD SUBMITTAL
5.		
4.	4/3/26	60%SD PRELIMINARY POD SUBMITTAL
3.	3/13/26	60%SD PRELIMINARY POD SUBMITTAL
2.	1/15/26	PRELIMINARY POD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

GRADING AND UTILITY PLAN - 1

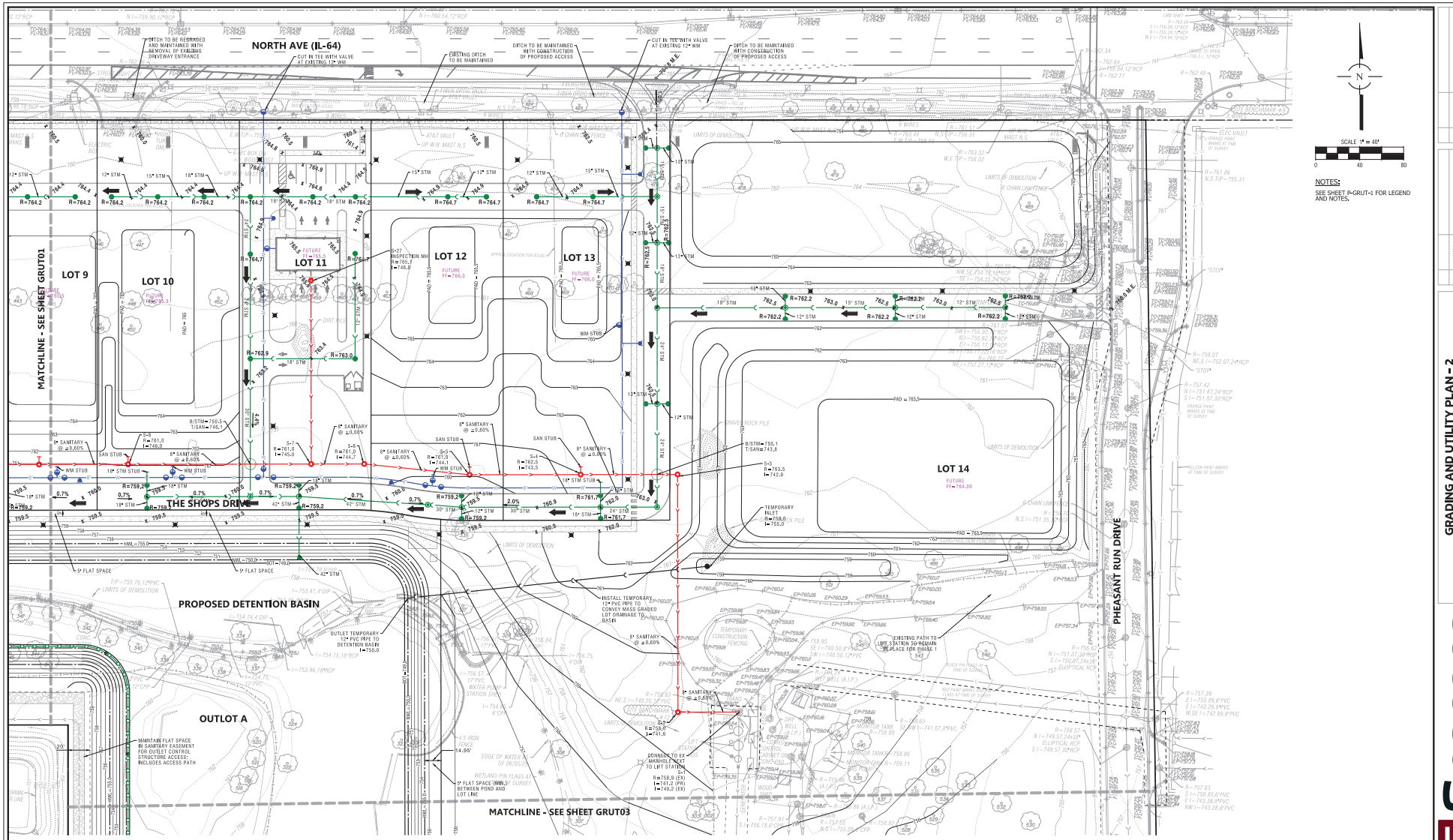
OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 9350.14_P-GRUT
DATE: 7/15/25
JOB NO. 9350.14
SHEET P-GRUT-1
9 OF 14

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NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY POD SUBMITTAL
4.	4/3/26	REVISED PRELIMINARY POD SUBMITTAL
3.	2/13/26	REVISED PRELIMINARY POD SUBMITTAL
2.	1/15/26	PRELIMINARY POD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

GRADING AND UTILITY PLAN - 2

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

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spacecoinc.com

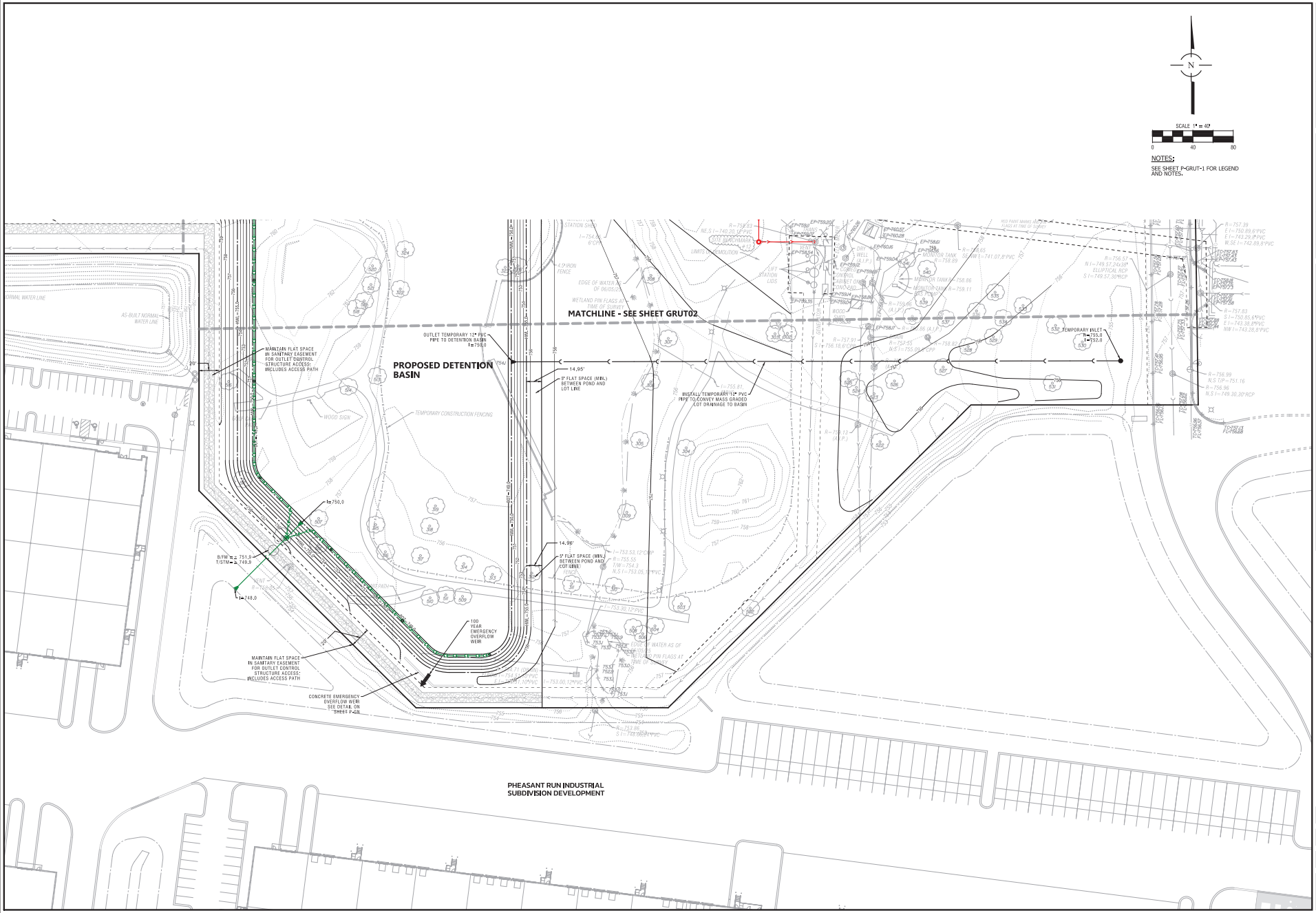
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DATE: 7/15/25

JOB NO. 9350.14

SHEET P-GRUT-2

10 OF 14



NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY PUD SUBMITTAL
5.	4/3/26	REVISED PRELIMINARY PUD SUBMITTAL
4.	3/13/26	REVISED PRELIMINARY PUD SUBMITTAL
3.	1/15/26	PRELIMINARY PUD SUBMITTAL
2.	10/1/25	REVISIONS PER CLIENT
1.		

GRADING AND UTILITY PLAN - 3

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

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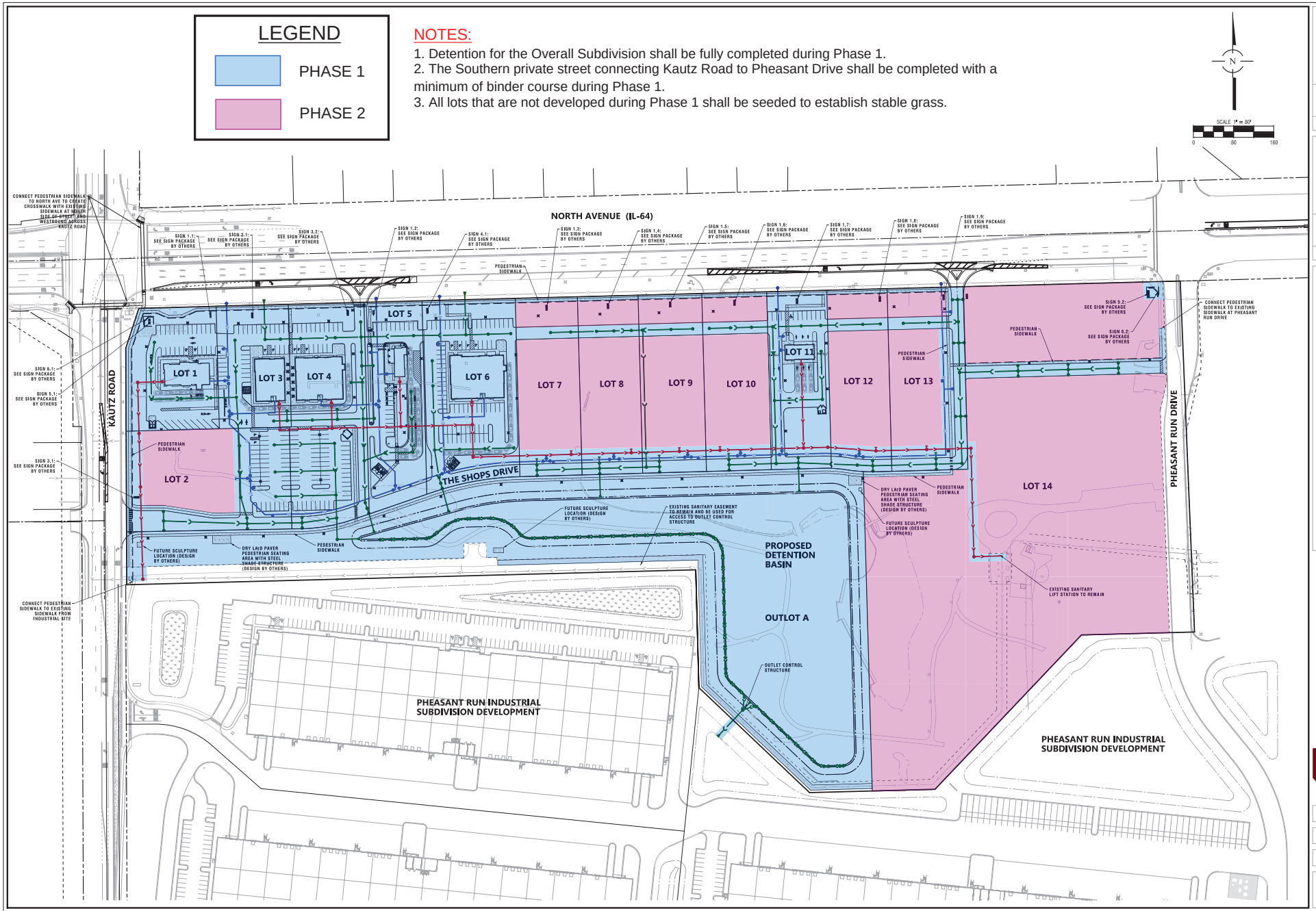
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JOB NO. 9350.14

SHEET P-GRUT-3

11 OF 14

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NO.	DATE	REMARKS
6.	6/9/26	REVISED PRELIMINARY PUD SUBMITTAL
5.	4/3/26	REVISED PRELIMINARY PUD SUBMITTAL
4.	3/13/26	REVISED PRELIMINARY PUD SUBMITTAL
3.	1/15/26	PRELIMINARY PUD SUBMITTAL
2.	10/1/25	REVISIONS PER CLIENT
1.	8/1/25	PRELIMINARY PUD SUBMITTAL

PRELIMINARY PHASING PLAN

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

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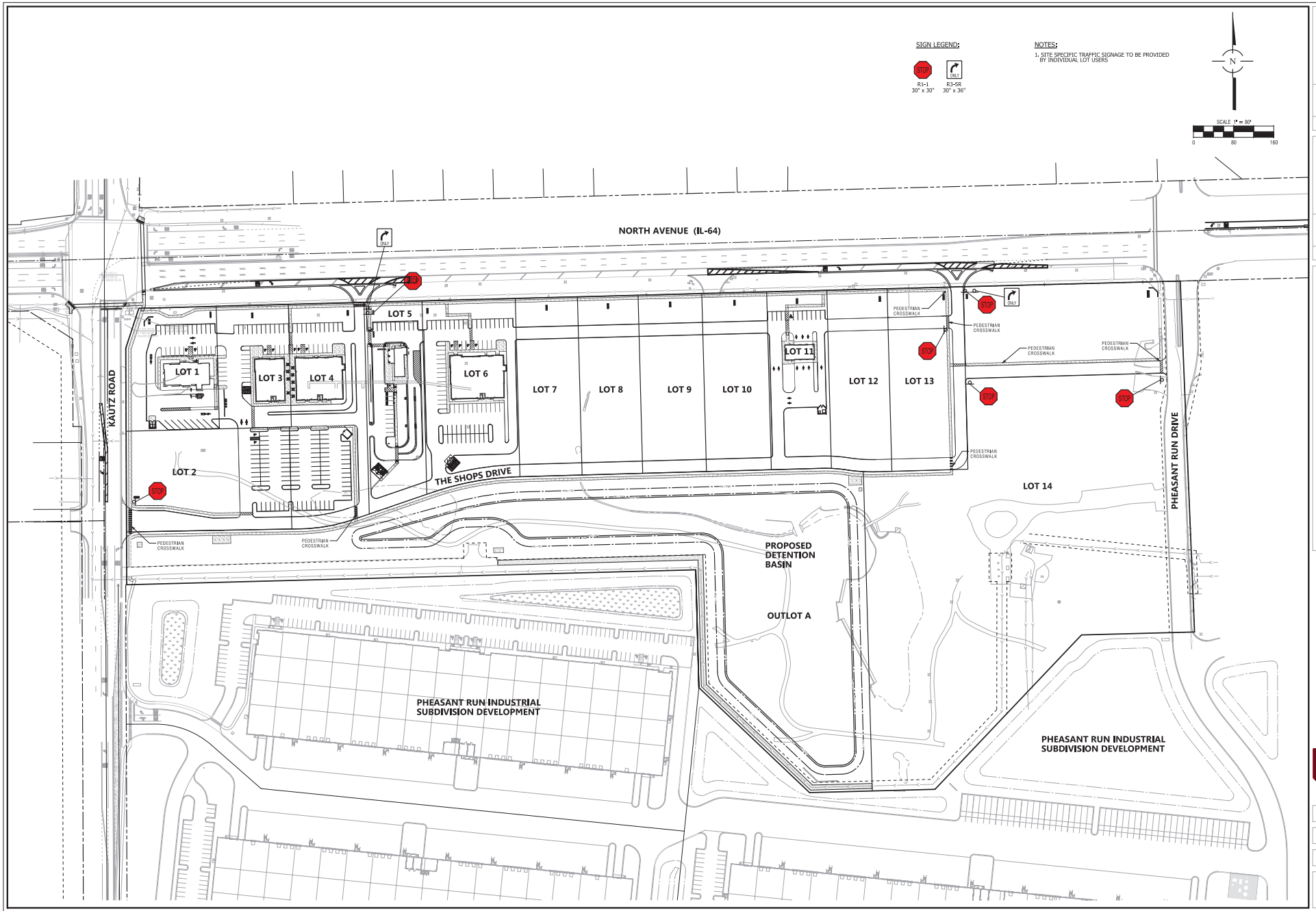
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DATE: 7/15/25

JOB NO. 9350.14

SHEET P-PHAS 12 OF 14

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NO.	DATE	REMARKS
6.	6/9/26	6/9/26 PRELIMINARY POD SUBMITTAL
4.	4/3/26	4/3/26 PRELIMINARY POD SUBMITTAL
3.	2/13/26	2/13/26 PRELIMINARY POD SUBMITTAL
2.	1/15/26	PRELIMINARY POD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

PRELIMINARY SIGN PLAN

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

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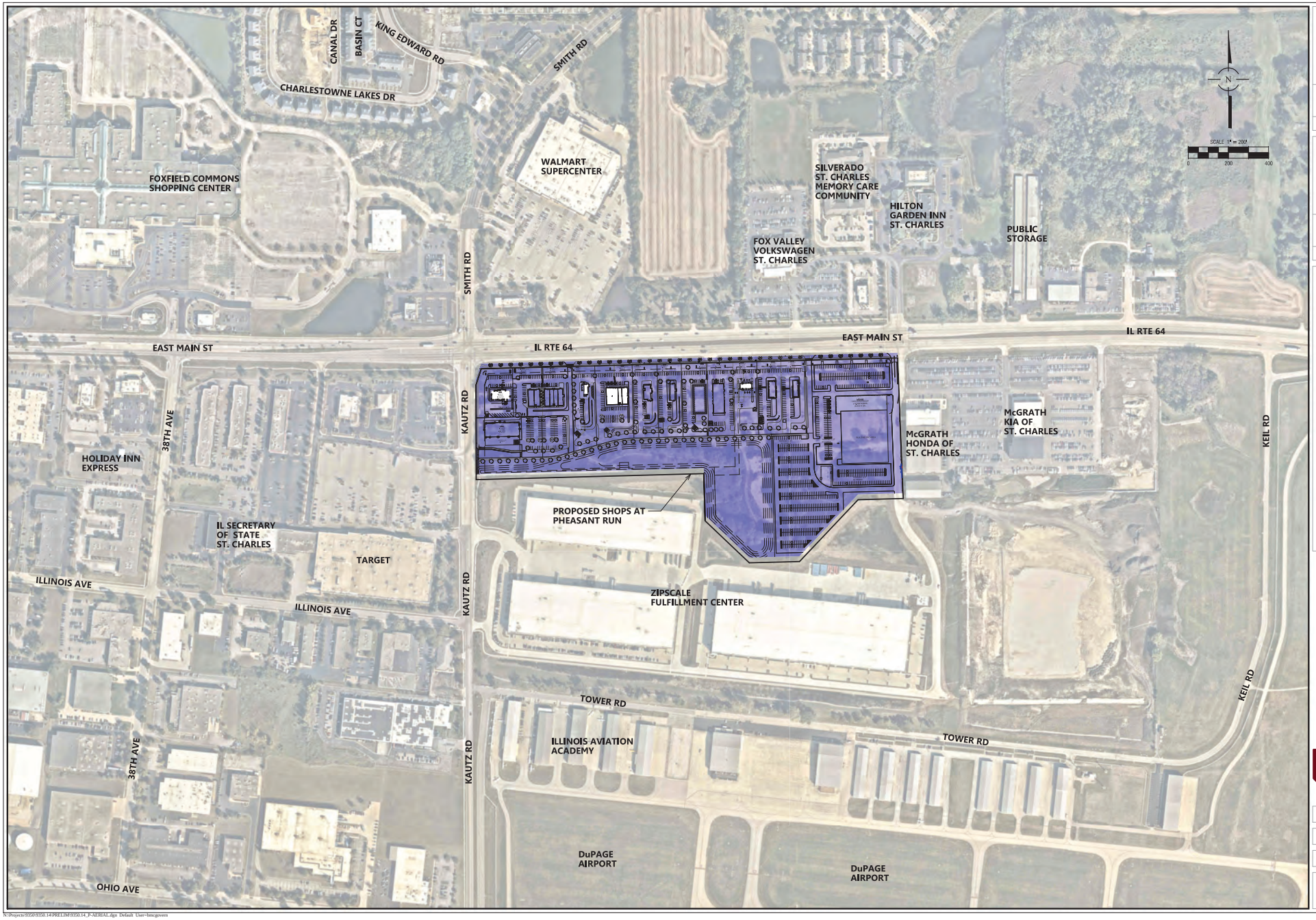
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DATE: 7/15/25

JOB NO. 9350.14

SHEET P-SIGN 13 OF 14

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NO.	DATE	REMARKS
6.	6/9/26	4/13/26 PRELIMINARY PUD SUBMITTAL
4.	4/3/26	3/13/26 PRELIMINARY PUD SUBMITTAL
3.	2/13/26	1/15/26 PRELIMINARY PUD SUBMITTAL
2.	1/15/26	PRELIMINARY PUD SUBMITTAL
1.	10/1/25	REVISIONS PER CLIENT

AERIAL SITE VIEW

OVERALL SUBDIVISION - THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS

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FILENAME: 9350.14

DATE: 7/15/25

JOB NO. 9350.14

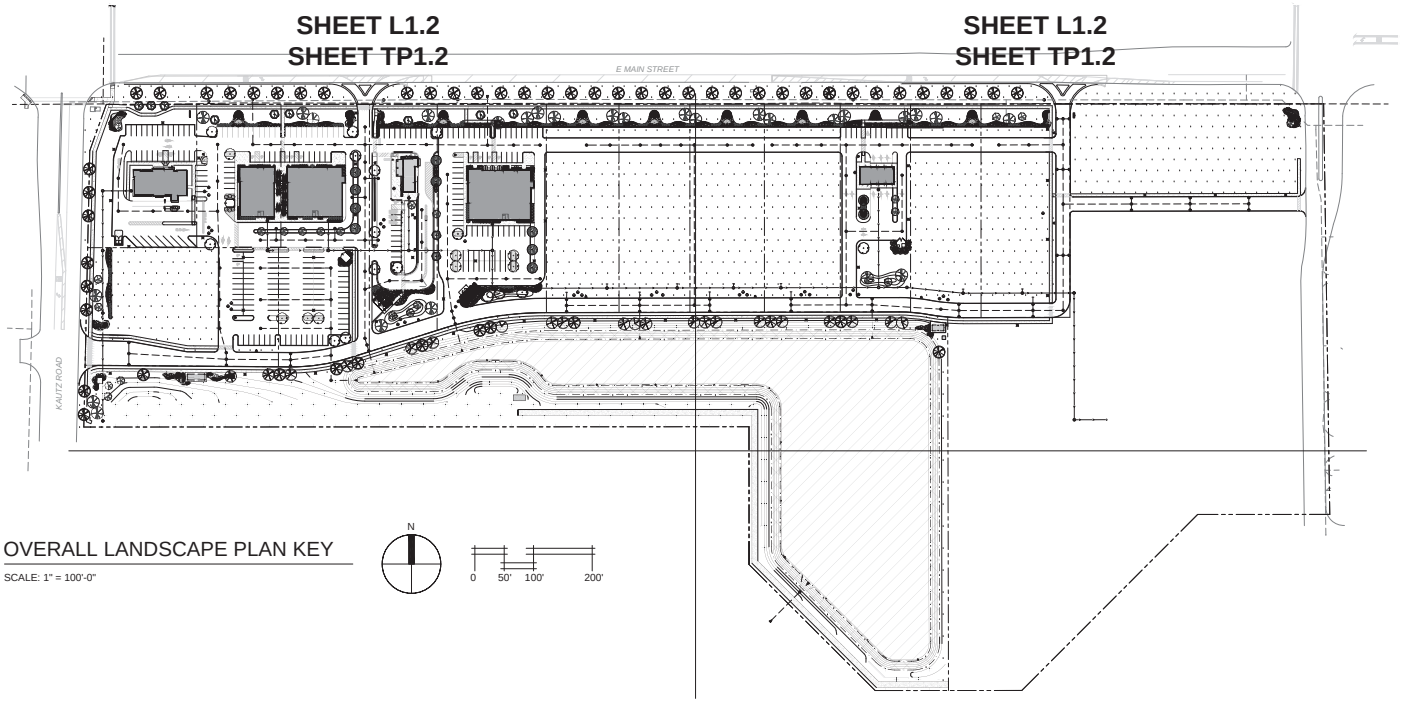
SHEET AERIAL

14 OF 14

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SHEET L1.2
SHEET TP1.2

SHEET L1.2
SHEET TP1.2



SHEET L1.3
SHEET TP1.3

OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 100'-0"

N

0 50' 100' 200'

VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY

		Required	Proposed
General Landscaping Requirement	***1,469,617***		
Green Space (SF)	20%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS	
Public Street Frontage Landscaping - West and North Property Lines			
Shade, Evergreen or Ornamental Trees	1:50 LF	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS	
Landscaped coverage Shrubs and Perennials	75%		
Parking Lot Screening			
Shrub planting (30" HT.)	50%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS	
Interior Parking Lot			
Shade Trees	1:10 Spaces	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS	
Sign Landscaping			
3' minimum planting around base			
Building Foundation Landscaping			
Landscape coverage	50%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS	
Shade, Evergreen or Ornamental Trees			
Shrubs and Perennials			

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

OPEN AREAS - NO MOW

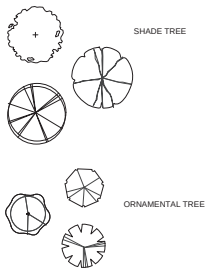
All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched, are to be seeded with standard turf seed and covered with an erosion control blanket.

NOTE: All other areas disturbed by construction activities, excluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.

PLANT KEY



PRELIMINARY

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMHERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

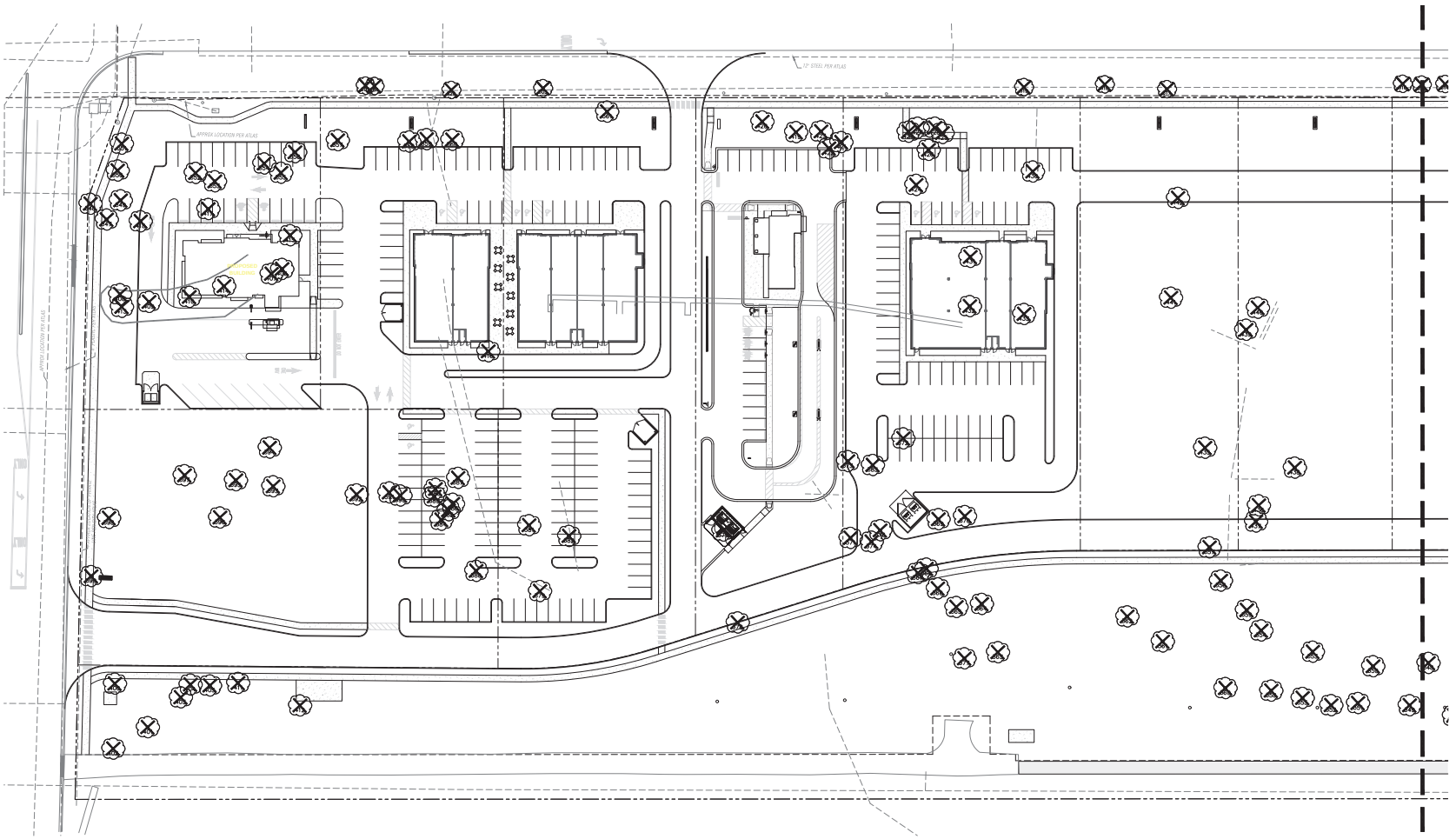
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
GROUND TREATMENT KEY
CONSTRUCTION NOTES

date. 10.09.25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.0



TREE PRESERVATION PLAN - WEST

SCALE: 1" = 40'-0"

N

0 20' 40' 80'

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26

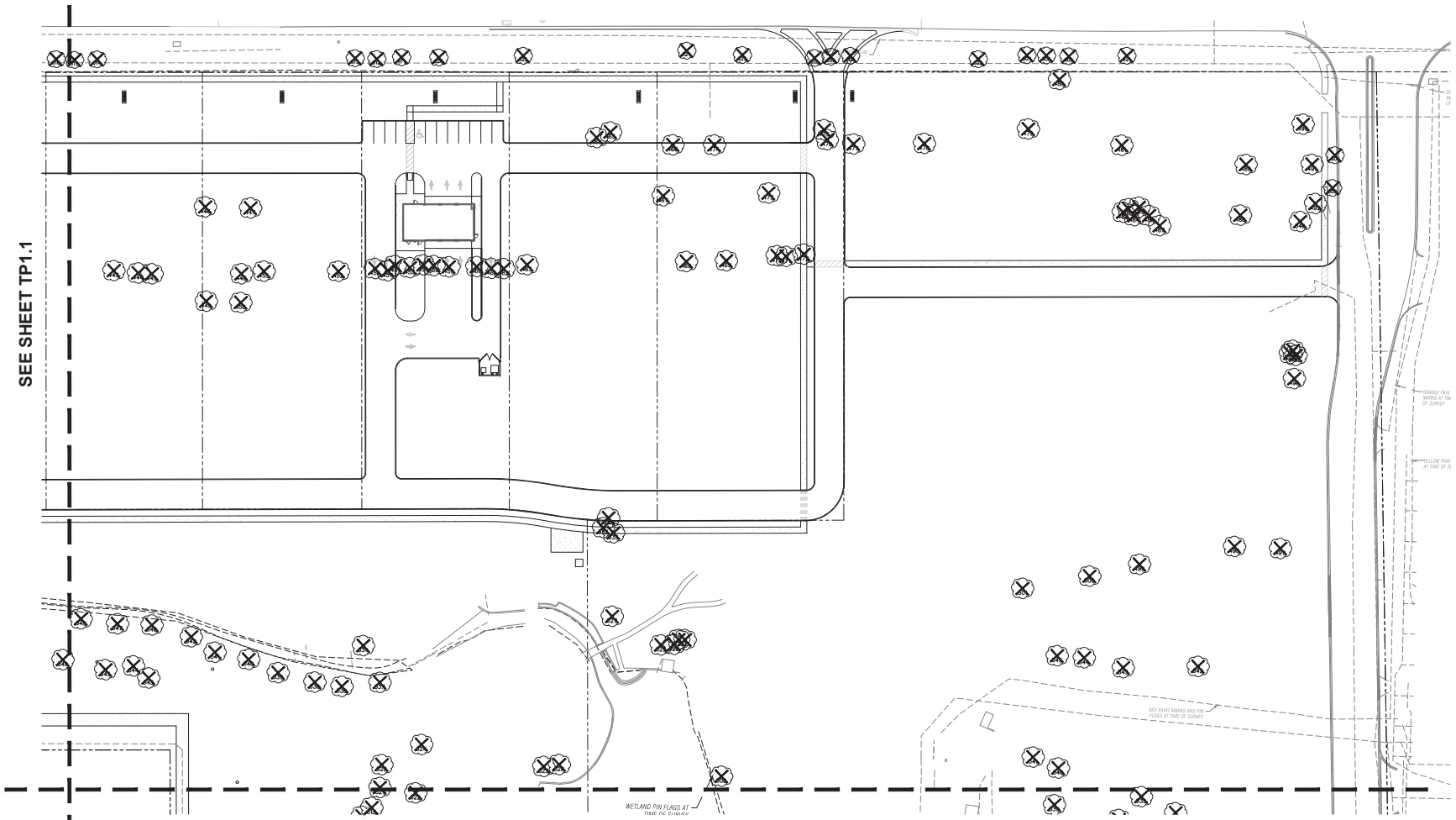
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

TREE PRESERVATION PLAN
WEST

date. 10.09.25
drawn DJW
checked KMT

job no.
25290

sheet no.
TP1.1



TREE PRESERVATION PLAN - EAST

SCALE: 1" = 40'-0"

N

0 20' 40' 80'

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

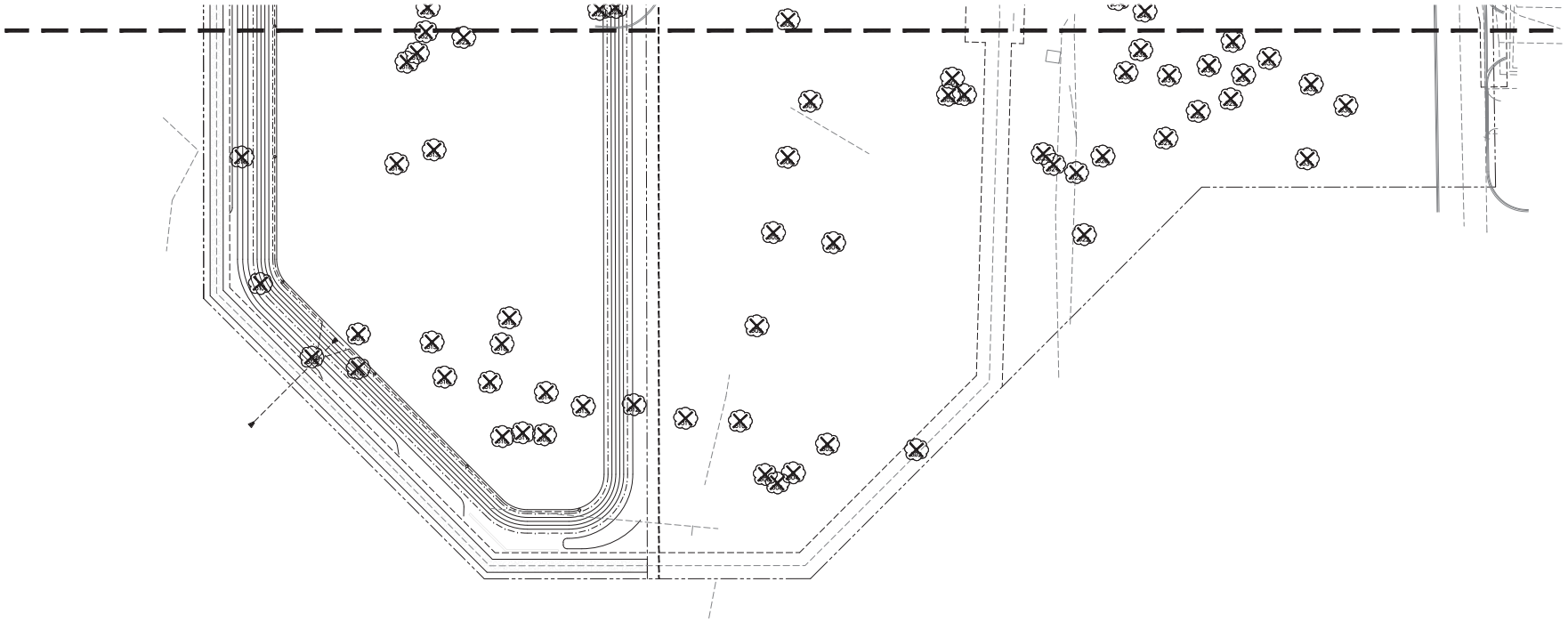
TREE PRESERVATION PLAN
EAST

date. 10-09-25
drawn DJW
checked KMT

job no.
25290

sheet no.
TP1.2

SEE SHEET TP1.2



TREE PRESERVATION PLAN - SOUTH

SCALE: 1" = 40'-0"

N

0 20' 40' 80'

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

TREE PRESERVATION PLAN
SOUTH

date. 10-09-25
drawn DJW
checked KMT

job no.
25290

sheet no.
TP1.3

EXISTING TREE INVENTORY

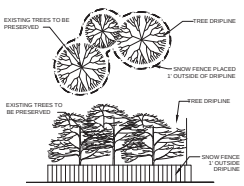
Tag#	Common Name	Scientific Name	Condition	Diameter	Action
301	Crabapple	Malus spp	Poor	8	Remove
302	Crabapple	Malus spp	Fair	10	Remove
303	Crabapple	Malus spp	Dead	11	Remove
304	Honeylocust	Gleditsia triacanthos	Fair	32	Remove
305	Blue spruce	Picea pungens	Fair	16	Remove
306	Black willow	Salixnigra	Poor	22	Remove
307	Black willow	Salixnigra	Poor	18	Remove
308	Weeping willow	Salix babylonica	Good	39	Remove
309	Weeping willow	Salix babylonica	Fair	32	Remove
310	Honeylocust	Gleditsia triacanthos	Good	33	Remove
311	Silver maple	Acer saccharinum	Good	31	Remove
312	Silver maple	Acer saccharinum	Good	33	Remove
313	Silver maple	Acer saccharinum	Fair	22	Remove
314	Honeylocust	Gleditsia triacanthos	Fair	26	Remove
315	Honeylocust	Gleditsia triacanthos	Fair	31	Remove
316	Honeylocust	Gleditsia triacanthos	Fair	29	Remove
317	Silver maple	Acer saccharinum	Fair	40	Remove
318	Honeylocust	Gleditsia triacanthos	Good	26	Remove
319	Blue spruce	Picea pungens	Fair	16	Remove
322	Hawthorn	Crataegus spp	Fair	8	Remove
323	Crabapple	Malus spp	Dead	8	Remove
324	Hawthorn	Crataegus spp	Fair	9	Remove
326	Crabapple	Malus spp	Poor	10	Remove
327	Crimson kingmaple	Acer platanoides 'Crimson King'	Good	26	Remove
328	White spruce	Picea glauca	Fair	13	Remove
329	Austrian pine	Pinus nigra	Good	14	Remove
330	Austrian pine	Pinus nigra	Fair	17	Remove
331	Austrian pine	Pinus nigra	Fair	10	Remove
332	Crabapple	Malus spp	Good	11	Remove
333	Scots pine	Pinus sylvestris	Dead	25	Remove
334	River birch	Betula nigra	Good	17	Remove
335	Austrian pine	Pinus nigra	Poor	11	Remove
336	Silver maple	Acer saccharinum	Good	14	Remove
337	Silver maple	Acer saccharinum	Fair	37	Remove
338	Silver maple	Acer saccharinum	Good	18	Remove
339	Silver maple	Acer saccharinum	Good	28	Remove
340	Silver maple	Acer saccharinum	Good	38	Remove
341	Silver maple	Acer saccharinum	Good	13	Remove
342	Silver maple	Acer saccharinum	Dead	24	Remove
343	Crabapple	Malus spp	Poor	9	Remove
344	Crabapple	Malus spp	Dead	9	Remove
345	Crabapple	Malus spp	Dead	9	Remove
346	Silver maple	Acer saccharinum	Good	15	Remove
347	English oak	Quercus robar	Good	32	Remove
348	Silver maple	Acer saccharinum	Fair	27	Remove
349	Crabapple	Malus spp	Dead	7	Remove
350	Silver maple	Acer saccharinum	Dead	12	Remove
351	Crabapple	Malus spp	Dead	7	Remove
352	Crabapple	Malus spp	Dead	7	Remove
353	Silver maple	Acer saccharinum	Fair	19	Remove
354	Silver maple	Acer saccharinum	Fair	44	Remove
355	Crabapple	Malus spp	Dead	7	Remove
356	Silver maple	Acer saccharinum	Good	23	Remove
357	Honeylocust	Gleditsia triacanthos	Good	35	Remove
358	Eastern hophornbeam	Ostrya virginiana	Good	14	Remove
359	Silver maple	Acer saccharinum	Good	11	Remove
360	Eastern hophornbeam	Ostrya virginiana	Good	12	Remove
361	Pear	Pyrus calleryana	Poor	14	Remove
362	American elm	Ulmus americana	Fair	24	Remove
363	White spruce	Picea glauca	Fair	18	Remove
364	Gray birch	Betula populifolia	Fair	14	Remove
365	Crabapple	Malus spp	Fair	10	Remove
366	Crabapple	Malus spp	Fair	9	Remove
367	Crabapple	Malus spp	Poor	9	Remove
368	Crabapple	Malus spp	Poor	7	Remove
369	Crabapple	Malus spp	Fair	8	Remove
370	Crabapple	Malus spp	Fair	8	Remove
371	Siberian elm	Umus pumila	Fair	24	Remove
372	Crabapple	Malus spp	Fair	16	Remove
374	Autumn blaze maple	Acer xfreemanii	Execellent	22	Remove
375	Unknown	Unknown	Dead	23	Remove
376	Northern pin oak	Quercus ellipsoidalis	Good	18	Remove
377	White spruce	Picea glauca	Fair	18	Remove
378	Weeping willow	Salix babylonica	Poor	47	Remove
379	Alder	Alnus glutinosa	Good	16	Remove
380	Alder	Alnus glutinosa	Poor	10	Remove
381	Unknown	Unknown	Dead	28	Remove
382	Unknown	Unknown	Dead	28	Remove
383	Crabapple	Malus spp	Fair	16	Remove
373	Crabapple	Malus spp	Poor	16	Remove
384	Alder	Alnus glutinosa	Fair	16	Remove
385	Buckthorn	Rhamnus cathartica	Fair	20	Remove
386	Red maple	Acer rubrum	Good	7	Remove
387	Crabapple	Malus spp	Poor	23	Remove
388	Mulberry	Morus spp	Fair	10	Remove
389	Mulberry	Morus spp	Fair	17	Remove
390	Amur maple	Acer ginnala	Fair	23	Remove
391	Amur maple	Acer ginnala	Fair	29	Remove
392	Amur maple	Acer ginnala	Fair	18	Remove
393	Amur maple	Acer ginnala	Fair	18	Remove
394	Silver maple	Acer saccharinum	Good	7	Remove
395	Amur maple	Acer ginnala	Fair	10	Remove
396	Ash	Fraxinus spp	Good	6	Remove
397	Apple	Malus spp	Fair	16	Remove
398	Silver maple	Acer saccharinum	Good	6	Remove

Tag#	Common Name	Scientific Name	Condition	Diameter	Action
399	Crabapple	Malus spp	Good	8	Remove
400	Crabapple	Malus spp	Poor	6	Remove
401	Silver maple	Acer saccharinum	Fair	34	Remove
402	White spruce	Picea glauca	Execellent	7	Remove
403	Silver maple	Acer saccharinum	Good	22	Remove
404	Silver maple	Acer saccharinum	Good	18	Remove
405	Silver maple	Acer saccharinum	Fair	32	Remove
406	Crabapple	Malus spp	Good	8	Remove
407	Crabapple	Malus spp	Good	8	Remove
408	Crabapple	Malus spp	Poor	9	Remove
409	Cockspur hawthorn	Crataegus crus-galli	Fair	8	Remove
410	Cockspur hawthorn	Crataegus crus-galli	Fair	10	Remove
411	Silver maple	Acer saccharinum	Good	26	Remove
412	Silver maple	Acer saccharinum	Good	28	Remove
413	Crabapple	Malus spp	Fair	9	Remove
414	Crabapple	Malus spp	Poor	8	Remove
415	Crabapple	Malus spp	Fair	10	Remove
416	Crabapple	Malus spp	Fair	12	Remove
417	White fir	Abies concolor	Good	12	Remove
418	Crabapple	Malus spp	Poor	8	Remove
419	Crabapple	Malus spp	Dead	9	Remove
420	Cockspur hawthorn	Crataegus crus-galli	Fair	10	Remove
421	Crabapple	Malus spp	Fair	10	Remove
422	Crabapple	Malus spp	Fair	10	Remove
423	Crabapple	Malus spp	Fair	10	Remove
424	Norway maple	Acer platanoides	Poor	10	Remove
425	Crabapple	Malus spp	Fair	10	Remove
426	Crabapple	Malus spp	Fair	15	Remove
427	Austrian pine	Pinus nigra	Fair	15	Remove
428	Crabapple	Malus spp	Fair	13	Remove
429	Cockspur hawthorn	Crataegus crus-galli	Good	12	Remove
430	Norway maple	Acer platanoides	Fair	9	Remove
431	Norway maple	Acer platanoides	Poor	12	Remove
432	Norway maple	Acer platanoides	Good	10	Remove
433	Red maple	Acer rubrum	Poor	9	Remove
435	Austrian pine	Pinus nigra	Good	12	Remove
436	Austrian pine	Pinus nigra	Good	12	Remove
437	Crabapple	Malus spp	Fair	10	Remove
438	White fir	Abies concolor	Execellent	12	Remove
439	Austrian pine	Pinus nigra	Good	15	Remove
440	Austrian pine	Pinus nigra	Good	15	Remove
441	Norway maple	Acer platanoides	Fair	10	Remove
442	Red maple	Acer rubrum	Fair	8	Remove
443	Ash	Fraxinus spp	Fair	14	Remove
444	Crabapple	Malus spp	Fair	8	Remove
445	Sugar maple	Acer saccharum	Fair	14	Remove
446	Pear	Pyrus calleryana	Fair	8	Remove
447	Pear	Pyrus calleryana	Poor	8	Remove
448	White spruce	Picea glauca	Good	8	Remove
449	American basswood	Tilia americana	Good	24	Remove
450	American basswood	Tilia americana	Good	29	Remove
451	White fir	Abies concolor	Good	10	Remove
452	Honeylocust	Gleditsia triacanthos	Poor	26	Remove
453	White spruce	Picea glauca	Good	10	Remove
454	Honeylocust	Gleditsia triacanthos	Good	21	Remove
455	Japanese tree lilac	Syringa reticulata	Good	6	Remove
456	White fir	Abies concolor	Fair	9	Remove
457	Honeylocust	Gleditsia triacanthos	Fair	22	Remove
458	White spruce	Picea glauca	Good	13	Remove
459	White spruce	Picea glauca	Good	11	Remove
460	Honeylocust	Gleditsia triacanthos	Fair	24	Remove
461	White spruce	Picea glauca	Good	11	Remove
462	White spruce	Picea glauca	Good	13	Remove
463	Austrian pine	Pinus nigra	Fair	11	Remove
464	Austrian pine	Pinus nigra	Fair	11	Remove
465	Austrian pine	Pinus nigra	Fair	10	Remove
466	American basswood	Tilia americana	Good	13	Remove
467	Ash	Fraxinus spp	Fair	14	Remove
468	Honeylocust	Gleditsia triacanthos	Fair	22	Remove
469	White fir	Abies concolor	Good	11	Remove
470	Honeylocust	Gleditsia triacanthos	Fair	23	Remove
471	White fir	Abies concolor	Good	9	Remove
472	Honeylocust	Gleditsia triacanthos	Fair	21	Remove
473	Ash	Fraxinus spp	Fair	12	Remove
474	Pear	Pyrus calleryana	Good	12	Remove
475	Red maple	Acer rubrum	Good	10	Remove
476	Red maple	Acer rubrum	Good	13	Remove
477	Red maple	Acer rubrum	Poor	13	Remove
478	Red maple	Acer rubrum	Fair	9	Remove
479	Honeylocust	Gleditsia triacanthos	Good	14	Remove
480	Honeylocust	Gleditsia triacanthos	Good	16	Remove
481	Honeylocust	Gleditsia triacanthos	Good	21	Remove
482	White fir	Abies concolor	Poor	7	Remove
483	Austrian pine	Pinus nigra	Good	11	Remove
484	Austrian pine	Pinus nigra	Good	12	Remove
485	Austrian pine	Pinus nigra	Fair	8	Remove
486	White fir	Abies concolor	Good	11	Remove
487	White fir	Abies concolor	Fair	13	Remove
488	American basswood	Tilia americana	Fair	16	Remove
489	American basswood	Tilia americana	Fair	21	Remove
490	Crabapple	Malus spp	Fair	7	Remove
491	Crabapple	Malus spp	Fair	7	Remove
492	Crabapple	Malus spp	Fair	7	Remove
493	Crabapple	Malus spp	Poor	11	Remove
494	Crabapple	Malus spp	Poor	8	Remove

Tag#	Common Name	Scientific Name	Condition	Diameter	Action
495	Crabapple	Malus spp	Dead	7	Remove
496	Honeylocust	Gleditsia triacanthos	Fair	23	Remove
497	Honeylocust	Gleditsia triacanthos	Fair	14	Remove
498	Honeylocust	Gleditsia triacanthos	Fair	20	Remove
499	Honeylocust	Gleditsia triacanthos	Fair	25	Remove
500	Crabapple	Malus spp	Poor	9	Remove
501	Dogwood	Cornus spp	Fair	8	Remove
502	Honeylocust	Gleditsia triacanthos	Good	35	Remove
503	Silver maple	Acer saccharinum	Fair	37	Remove
504	Apple	Malus spp	Poor	9	Remove
506	Apple	Malus spp	Fair	10	Remove
507	Honeylocust	Gleditsia triacanthos	Good	31	Remove
508	Apple	Malus spp	Poor	10	Remove
509	Crabapple	Malus spp	Fair	11	Remove
510	Crabapple	Malus spp	Fair	7	Remove
511	Crabapple	Malus spp	Fair	7	Remove
512	Silver maple	Acer saccharinum	Fair	34	Remove
513	Crabapple	Malus spp	Fair	8	Remove
514	Cockspur hawthorn	Crataegus crus-galli	Good	8	Remove
515	Northern pin oak	Quercus ellipsoidalis	Poor	31	Remove
516	American sycamore	Platanus occidentalis	Good	34	Remove
517	Northern pin oak	Quercus ellipsoidalis	Poor	31	Remove
518	Crabapple	Malus spp	Fair	8	Remove
519	Crabapple	Malus spp	Fair	8	Remove
520	Crabapple	Malus spp	Poor	8	Remove
521	Crabapple	Malus spp	Fair	8	Remove
522	Blue spruce	Picea pungens	Good	14	Remove
523	Tamarack	Larixlaricina	Fair	16	Remove
524	Gray birch	Betula populifolia	Good	12	Remove
525	Tamarack	Larixlaricina	Fair	16	Remove
526	Blue spruce	Picea pungens	Good	18	Remove
527	White spruce	Picea glauca	Fair	12	Remove
528	Honeylocust	Gleditsia triacanthos	Good	29	Remove
529	Honeylocust	Gleditsia triacanthos	Fair	29	Remove
530	Crimson kingmaple	Acer platanoides 'Crimson King'	Dead	30	Remove
531	Crabapple	Malus spp	Fair	14	Remove
532	Honeylocust	Gleditsia triacanthos	Fair	32	Remove
533	Honeylocust	Gleditsia triacanthos	Fair	22	Remove
534	Honeylocust	Gleditsia triacanthos	Good	23	Remove
535	Honeylocust	Gleditsia triacanthos	Fair	23	Remove
536	Norway maple	Acer platanoides	Fair	20	Remove
537	Northern pin oak	Quercus ellipsoidalis	Fair	28	Remove
538	Honeylocust	Gleditsia triacanthos	Fair	32	Remove
539	Honeylocust	Gleditsia triacanthos	Good	25	Remove
540	Honeylocust	Gleditsia triacanthos	Good	25	Remove
541	Honeylocust	Gleditsia triacanthos	Good	25	Remove
542	Honeylocust	Gleditsia triacanthos	Good	26	Remove
543	Gray birch	Betula populifolia	Good	9	Remove
544	American basswood	Tilia americana	Fair	22	Remove
545	American basswood	Tilia americana	Fair	19	Remove
546	Ash	Fraxinus spp	Poor	16	Remove
547	Crabapple	Malus spp	Fair	9	Remove
548	Crabapple	Malus spp	Fair	9	Remove
549	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
550	Cockspur hawthorn	Crataegus crus-galli	Fair	11	Remove
551	American elm	Ulmus americana	Good	6	Remove
552	Austrian pine	Pinus nigra	Good	22	Remove
553	Cockspur hawthorn	Crataegus crus-galli	Fair	12	Remove
554	Cockspur hawthorn	Crataegus crus-galli	Fair	16	Remove
555	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
556	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
557	Cockspur hawthorn	Crataegus crus-galli	Fair	12	Remove
558	Austrian pine	Pinus nigra	Fair	14	Remove
559	Austrian pine	Pinus nigra	Poor	9	Remove
560	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
561	Cockspur hawthorn	Crataegus crus-galli	Good	9	Remove
600	Ash	Fraxinus spp.	Poor	13	Remove
601	Ash	Fraxinus spp.	Poor	13	Remove
602	Crabapple	Malus spp.	Good	6	Remove
603	Mulberry	Morus spp.	Fair	26	Remove
604	Pear	Pyrus spp.	Fair	16	Remove
605	River birch	Betula nigra	Good	4	Remove
606	River birch	Betula nigra	Good	4	Remove
607	River birch	Betula nigra	Good	4	Remove
608	River birch	Betula nigra	Good	6	Remove
609	River birch	Betula nigra	Good	5	Remove
610	River birch	Betula nigra	Good	6	Remove
611	River birch	Betula nigra	Good	6	Remove
612	River birch	Betula nigra	Good	5	Remove
613	River birch	Betula nigra	Good	6	Remove
614	River birch	Betula nigra	Good	6	Remove
615	River birch	Betula nigra	Good	6	Remove
616	River birch	Betula nigra	Good	6	Remove
617	River birch	Betula nigra	Good	6	Remove
618	River birch	Betula nigra	Good	6	Remove
619	River birch	Betula nigra	Fair	6	Remove
620	Siberian elm	Umus pumila	Fair	14	Remove
621	Swamp white oak	Quercus bicolor	Good	6	Remove
622	Swamp white oak	Quercus bicolor	Good	6	Remove
623	Swamp white oak	Quercus bicolor	Good	7	Remove
624	Swamp white oak	Quercus bicolor	Good	7	Remove
625	Swamp white oak	Quercus bicolor	Good	7	Remove
626	Swamp white oak	Quercus bicolor	Good	8	Remove

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE ST. CHARLES ZONING ORDINANCE.
3. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH ST. CHARLES ZONING ORDINANCE.
4. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE ST. CHARLES FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
5. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
6. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
7. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
8. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
9. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
10. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
11. TREE INVENTORY CONDUCTED BY SAV-A-TREE LICENSED ARBORIST DEZIRAE GONZALES CERT ID: IL-9961A (1-630-473-8713)
12. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



TREE FENCING DETAIL
SCALE: NO SCALE

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5364 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-29-26

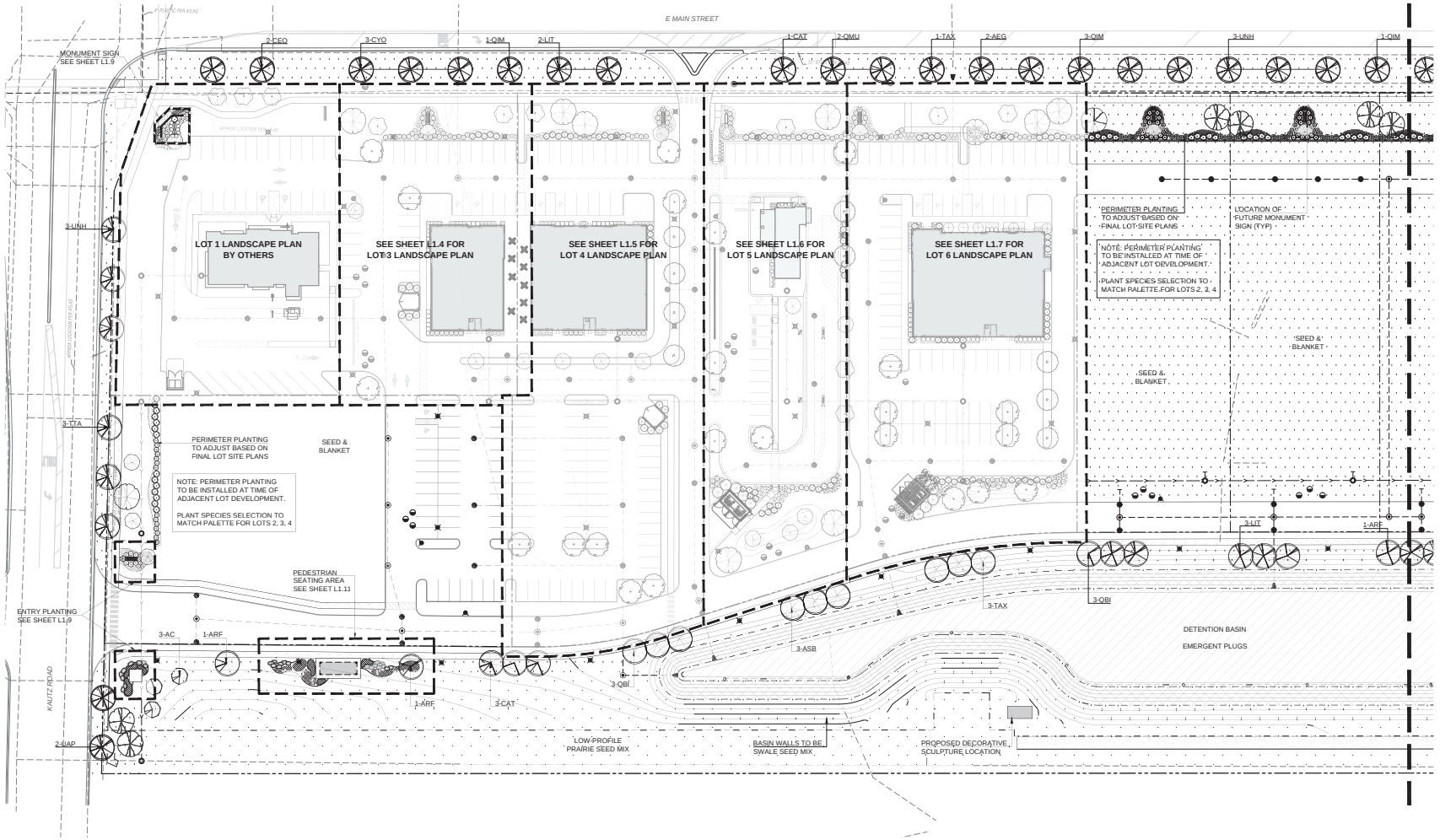
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

TREE INVENTORY
TREE PROTECTION NOTES
TREE FENCING DETAIL

date. 10.09.25
drawn DJW
checked KMT

job no. 25290

sheet no. TP 2.0



LANDSCAPE PLAN - WEST

SCALE: 1" = 40'-0"

N

0 20' 40' 80'

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

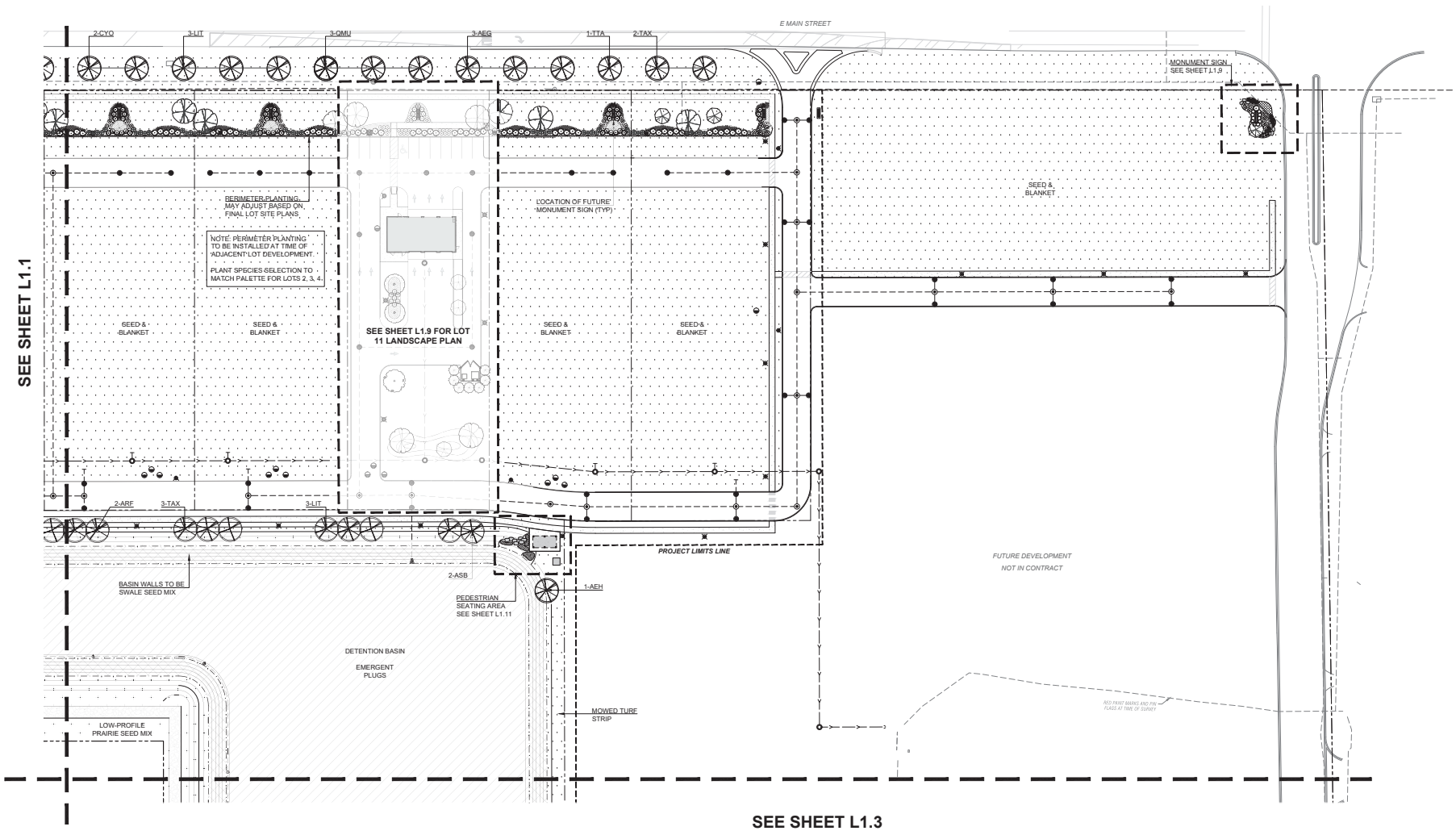
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - WEST

date. 10.09.25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.1



LANDSCAPE PLAN - EAST

SCALE: 1" = 40'-0"

N

0 20' 40' 80'

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

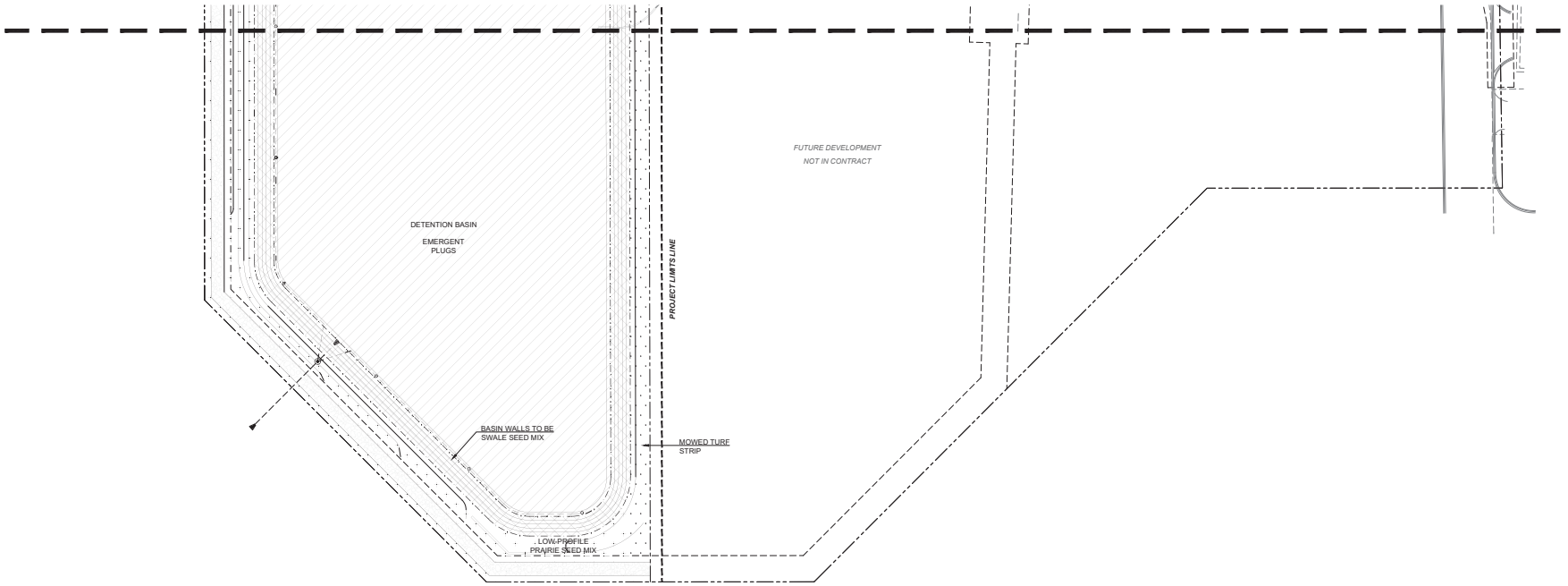
LANDSCAPE PLAN - EAST

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.2

SEE SHEET L1.2



LANDSCAPE PLAN - SOUTH

SCALE: 1" = 40'-0"

N

0 20' 40' 80'

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

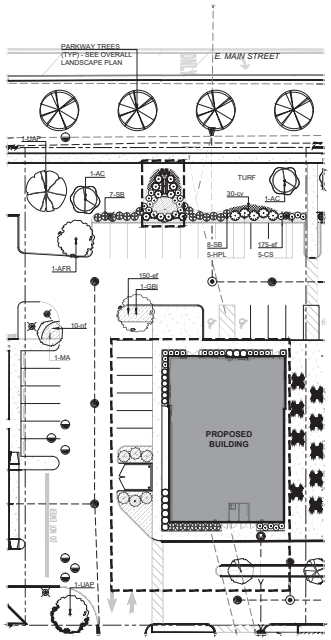
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - SOUTH

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.3

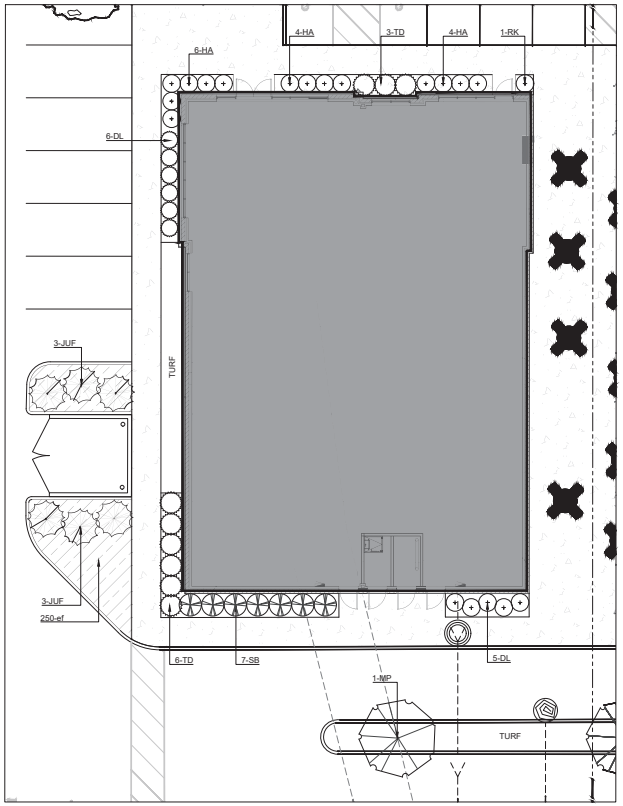


LANDSCAPE PLAN - LOT 3

SCALE: 1" = 30'-0"

0 15' 30' 60'

N



FOUNDATION PLANTING PLAN

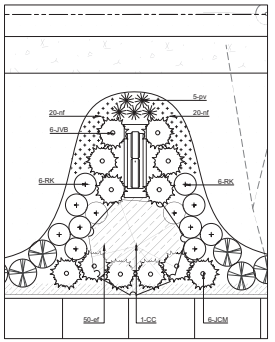
SCALE: 1" = 10'-0"

LANDSCAPE PLAN LOT 3

VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY

		Required	Proposed
General Landscaping Requirement - Overall Lot Area	***35,063 SF***		
Green Space	20%	7,012 SF	7,411 SF
Public Street Frontage Landscaping - North Property Line	***143 LF***		
Shade, Evergreen or Ornamental Trees	1:50 LF	3	3
Landscaped Coverage Shrubs and Perennials	75%	107 LF	143 LF
Parking Lot Screening	***143 LF***		
Shrub planting (30" HT.)	50%	71 LF	143 LF
Interior Parking Lot	***30 Spaces***		
Shade Trees	1:10 Spaces	3	3
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping	***288 LF***		
Landscape coverage	50%	144	144
Shade, Evergreen or Ornamental Trees	2:50 LF	6	6
Shrubs and Perennials	20:50 LF	58	58

Note: Foundation landscape bed depths vary from 3-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



MONUMENT SIGN PLANTING

SCALE: 1/2" = 1'-0"

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5364 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

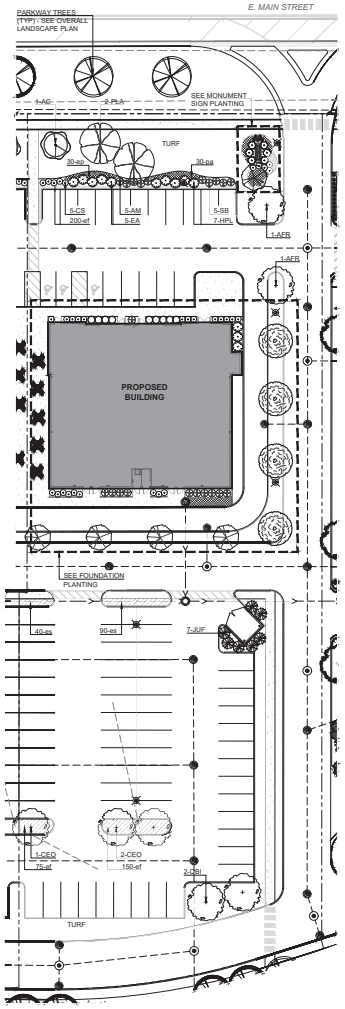
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - LOT 3

date. 11-05-25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.4

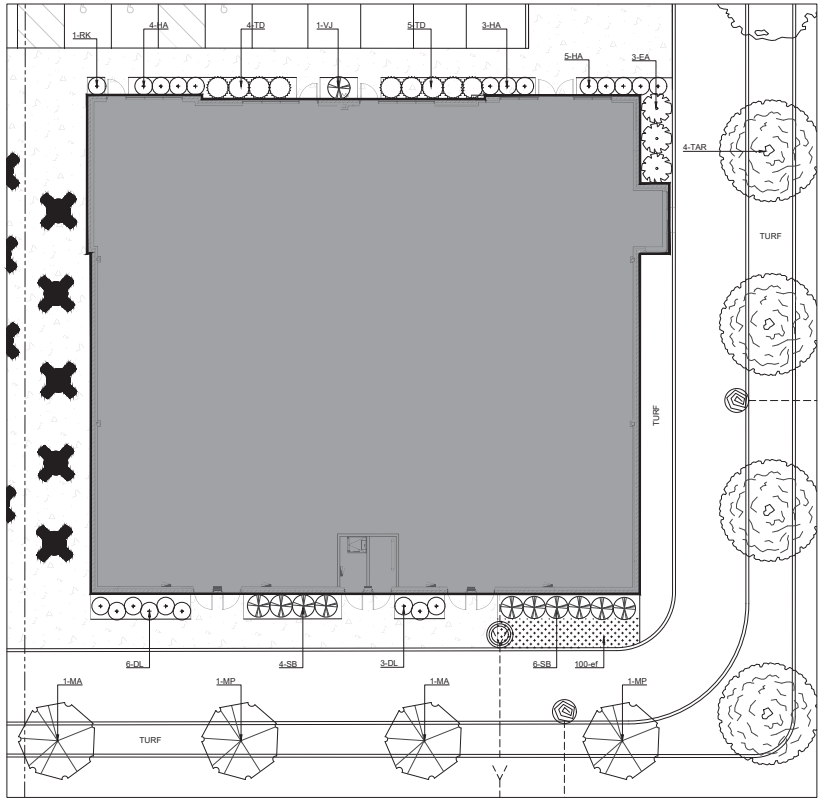


LANDSCAPE PLAN - LOT 4

SCALE: 1" = 30'-0"

N

0 15' 30' 60'



FOUNDATION PLANTING PLAN

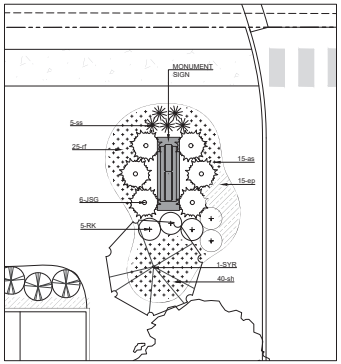
SCALE: 1" = 10'-0"

LANDSCAPE PLAN LOT 4

VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY

		Required	Proposed
General Landscaping Requirement - Overall Lot Area	***67,149 SF***		
Green Space	20%	13,429 SF	13,799 SF
Public Street Frontage Landscaping - North Property Line	***251 LF***		
Shade, Evergreen or Ornamental Trees	1:50 LF	5	5
Landscaped Coverage Shrubs and Perennials	75%	113 LF	125 LF
Parking Lot Screening	***130 LF***		
Shrub planting (30" HT.)	50%	65	125 LF
Interior Parking Lot	***65 Spaces***		
Shade Trees	1:10 Spaces	7	9
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping	***367 LF***		
Landscape coverage	50%	184	184
Shade, Evergreen or Ornamental Trees	2:50 LF	8	8
Shrubs and Perennials	20:50 LF	74	74

Note: Foundation landscape bed depths vary from 3'-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



MONUMENT SIGN PLANTING

SCALE: 1/8" = 1'-0"

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.612.5364 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

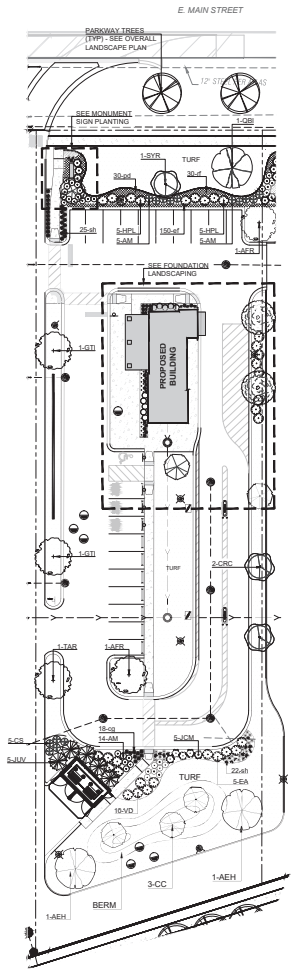
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - LOT 4

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

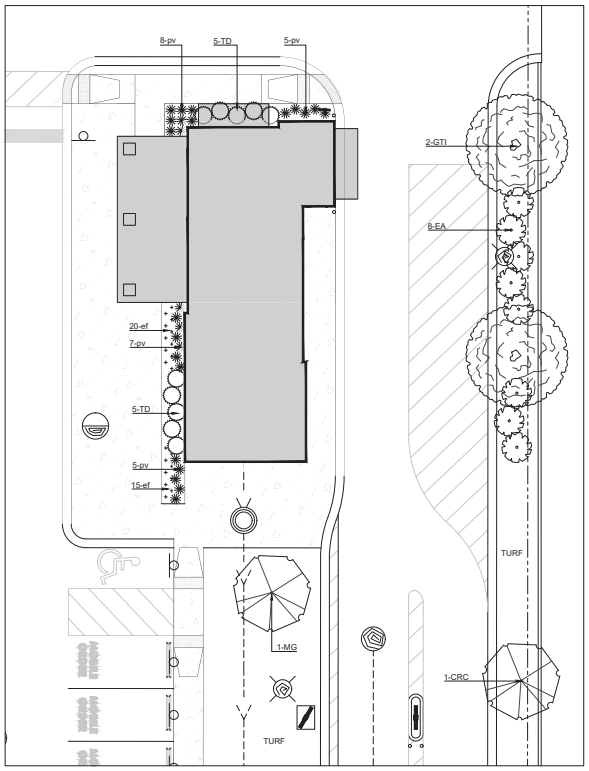
sheet no. L1.5



LANDSCAPE PLAN - LOT 5

SCALE: 1" = 20'-0"

0 10' 20' 40'



FOUNDATION PLANTING PLAN

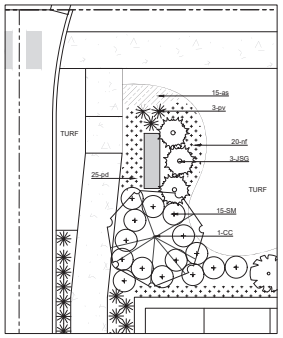
SCALE: 1" = 10'-0"

LANDSCAPE PLAN LOT 5

VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY

		Required	Proposed
General Landscaping Requirement - Overall Lot Area	***46,645 SF***		
Green Space	20%	9,329 SF	15,828 SF
Public Street Frontage Landscaping - North Property Line	***115 LF***		
Shade, Evergreen or Ornamental Trees	1:50 LF	2	2
Landscaped Coverage Shrubs and Perennials	75%	87 LF	93 LF
Parking Lot Screening	***130 LF***		
Shrub planting (30" HT.)	50%	55 LF	93 LF
Interior Parking Lot	***21 Spaces***		
Shade Trees	1:10 Spaces	2	5
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping	***167 LF***		
Landscape coverage	50%	84 LF	84 LF
Shade, Evergreen or Ornamental Trees	2:50 LF	4	5
Shrubs and Perennials	20:50 LF	34	34

Note: Foundation landscape bed depths vary from 3-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



MONUMENT SIGN PLANTING

SCALE: 1/8" = 1'-0"

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
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	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

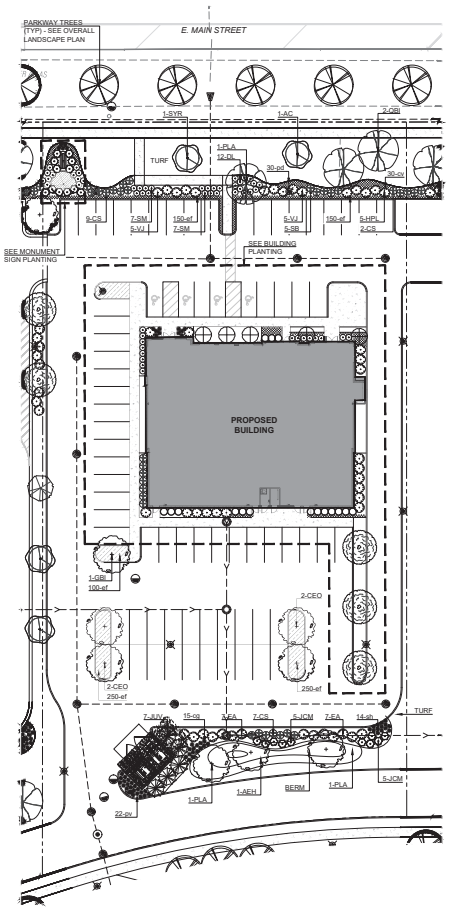
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - LOT 5

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.6

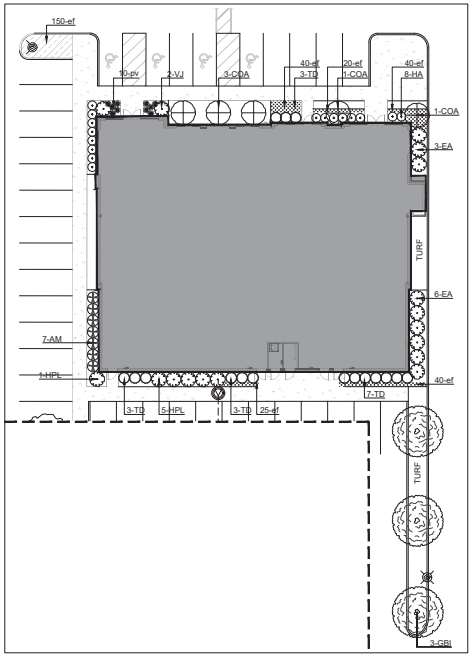


LANDSCAPE PLAN - LOT 6

SCALE: 1" = 30'-0"

0 15' 30' 60'

N



FOUNDATION PLANTING PLAN

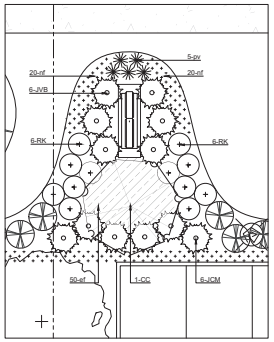
SCALE: 1" = 20'-0"

LANDSCAPE PLAN LOT 6

VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY

		Required	Proposed
General Landscaping Requirement - Overall Lot Area	***67,937 SF***		
Green Space	20%	13,587 SF	13,880 SF
Public Street Frontage Landscaping - North Property Line	***185 LF***		
Shade, Evergreen or Ornamental Trees	1:50 LF	5	5
Landscaped Coverage Shrubs and Perennials	75%	139 LF	185 LF
Parking Lot Screening	***185 LF***		
Shrub planting (30" HT.)	50%	93 LF	185 LF
Interior Parking Lot	***73 Spaces***		
Shade Trees	1:10 Spaces	7	7
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping	***398 LF***		
Landscape coverage	50%	199	199
Shade, Evergreen or Ornamental Trees	2:50 LF	8	8
Shrubs and Perennials	20:50 LF	80	80

Note: Foundation landscape bed depths vary from 3-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



MONUMENT SIGN PLANTING

SCALE: $\frac{3}{8}$" = 1'-0"

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

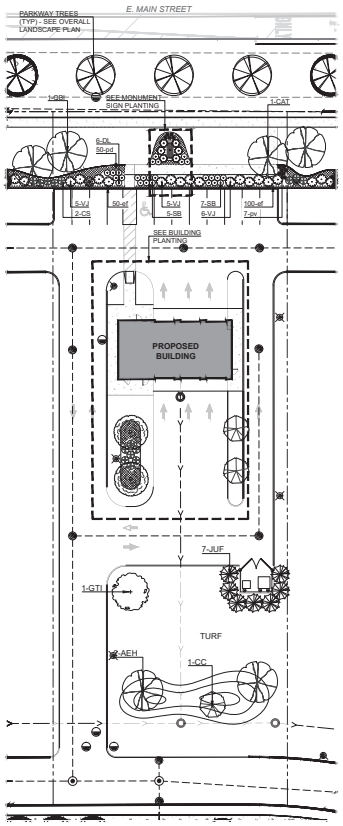
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - LOT 6

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.7

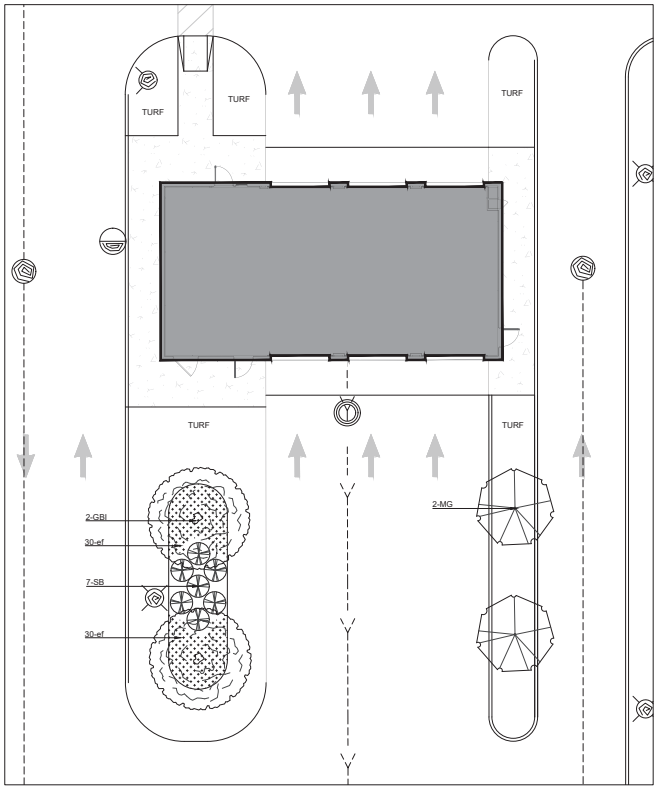


LANDSCAPE PLAN - LOT 11

SCALE: 1" = 30'-0"

0 15' 30' 60'

N



FOUNDATION PLANTING PLAN

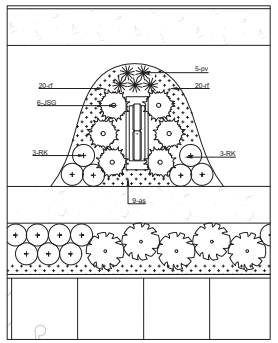
SCALE: 1" = 1'-0"

LANDSCAPE PLAN LOT 11

VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY

		Required	Proposed
General Landscaping Requirement - Overall Lot Area	***42,424 SF***		
Green Space	20%	8,484 SF	14,537 SF
Public Street Frontage Landscaping - North Property Line	***120 LF***		
Shade, Evergreen or Ornamental Trees	1:50 LF	3	3
Landscaped Coverage Shrubs and Perennials	75%	90 LF	120 LF
Parking Lot Screening	***120 LF***		
Shrub planting (30" HT.)	50%	60 LF	120 LF
Interior Parking Lot	***12 Spaces***		
Shade Trees	1:10 Spaces	1	2
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping	***175 LF***		
Landscape coverage	50%	88 LF	88 LF
Shade, Evergreen or Ornamental Trees	2:50 LF	4	4
Shrubs and Perennials	20:50 LF	35	35

Note: Foundation landscape bed depths vary from 3-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



MONUMENT SIGN PLANTING

SCALE: 1/8" = 1'-0"

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

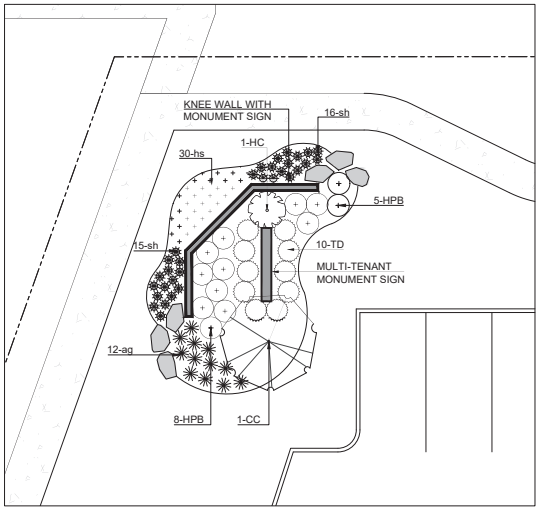
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - LOT 11

date. 11-05-25
drawn DJW
checked KMT

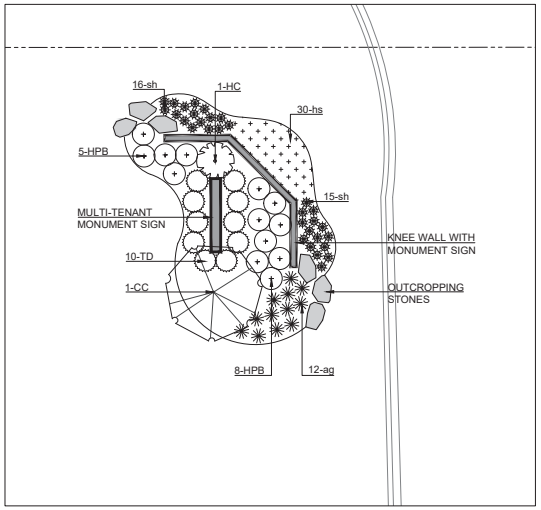
job no. 25290

sheet no. L1.8



MONUMENT SIGN - WEST

SCALE: 1/8" = 1'-0"



MONUMENT SIGN - WEST

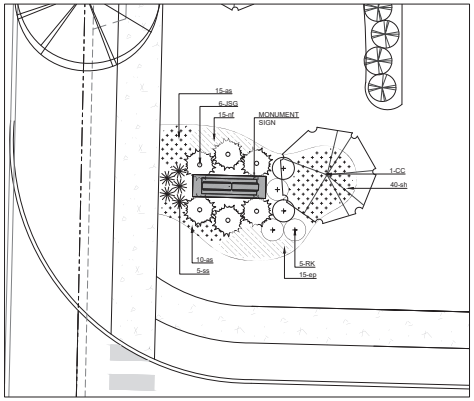
SCALE: 1/8" = 1'-0"





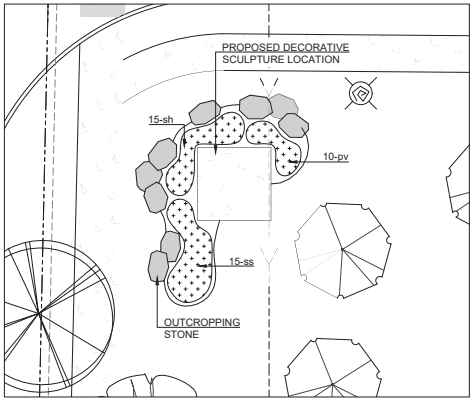
ORNAMENTAL
LANDSCAPE WITH
OUTCROPPING STONE





EAST ENTRANCE

SCALE: 1/8" = 1'-0"



EAST SCULPTURE

SCALE: 1/8" = 1'-0"



DECORATIVE
SCULPTURE
CONCEPT



KNEE WALL WITH
MONUMENT SIGN

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.602.5354 | www.ktlandarch.com

no.	revision description	initial	date
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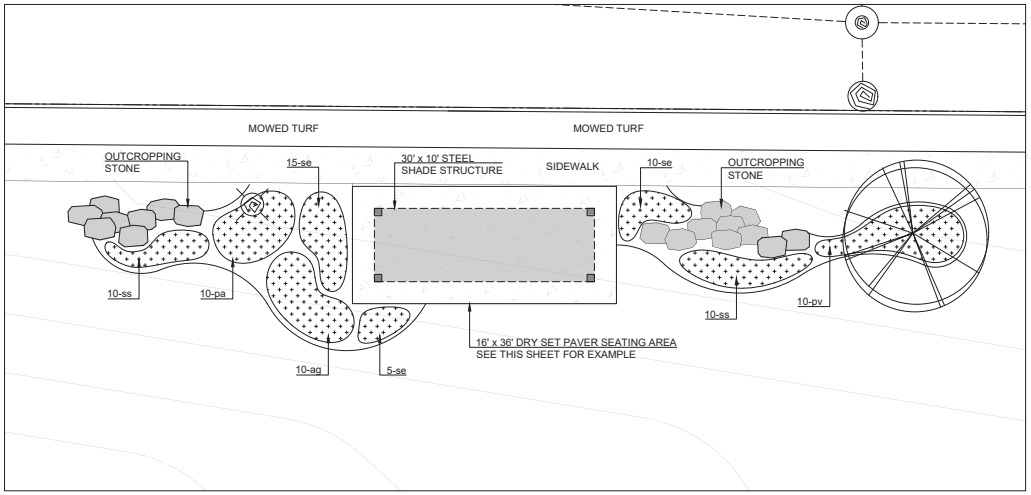
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

MONUMENT SIGN PLANTINGS
ENTRY PLANTINGS

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.9



PEDESTRIAN SEATING AREA - WEST

SCALE: $\frac{1}{8}$" = 1'-0"

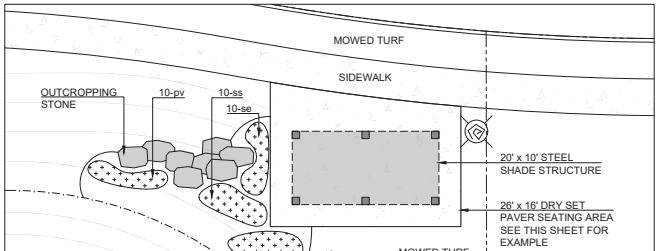
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0 4' 8' 16'





STEEL SHADE STRUCTURE CONCEPT



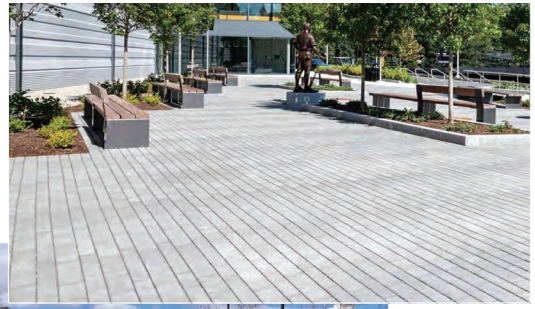
PEDESTRIAN SEATING AREA - EAST

SCALE: $\frac{1}{8}$" = 1'-0"

N

0 4' 8' 16'

DECORATIVE PAVING CONCEPT





PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c. 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
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	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJW	05-05-26

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

PEDESTRIAN SEATING AREAS

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

sheet no. L1.11

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
Shade Trees						
AFR	5	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB		
ARF	5	ACER RUBRUM 'FRANK JR'	REDPOINTE MAPLE	3" BB	NATIVE	
ASB	5	ACER SACCHARUM 'BARRETT COLE'	APOLLO SUGAR MAPLE	3" BB	NATIVAR	COLUMNAR
AEG	5	AESCULUS GLABRA	OHIO BUCKEYE	3" BB	NATIVE	
AEH	6	AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	3" BB	NATIVE	
CYO	5	CARYA OVATA	SHAGBARK HICKORY	3" BB	NATIVE	
CAT	7	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE	
CEQ	9	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE	
GBI	7	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB		MALE SPEC. ONLY
GTI	5	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB		
LIT	11	LIRODENDRON TULIPIFERA	TULIPTREE	3" BB	NATIVE	
PLA	5	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		
QBI	12	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
QIM	5	QUERCUS IMBRICARIA	SHINGLE OAK	3" BB	NATIVE	
QMU	5	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" BB	NATIVE	
TAX	9	TAXODIUM DISTICHUM	BALD-CYPRESS	3" BB		
TAR	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVAR	
TTA	4	TILIA TORMENTOSA	SILVER LINDEN	3" BB		
UAP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3" BB	NATIVAR	
UNH	6	ULMUS x NEW HORIZON	NEW HORIZON ELM	3" BB		
Evergreen Trees						
JUF	20	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW UPRIGHT JUNIPER	6' BB		
JUV	12	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' BB	NATIVE	
Ornamental Trees						
AC	7	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' BB	NATIVE	
CC	11	CERCIS CANADENSIS	EASTERN REDBUD	8' BB	NATIVE	
COA	5	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	8' BB	NATIVE	
CRC	3	CRATAEGUS CRUSGALLI VAR. INERMIS	THORNLESS HAWTHORN	6' BB	NATIVE	
MG	3	MAGNOLIA STELLATA	STAR MAGNOLIA	6' BB		
MA	3	MALUS 'DONALD WYMAN'	CRABAPPLE	6' BB		
MP	3	MALUS 'PRAIRIE FIRE'	CRABAPPLE	6' BB		
SYR	3	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8' BB		
Evergreen Shrubs						
JCM	27	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		24" MIN. HEIGHT
JSG	21	JUNIPERUS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		24" MIN. HEIGHT
JVB	12	JUNIPERUS VIRGINIANA 'BLUE MOUNTAIN'	NORDIC BLUE MOUNTAIN JUNIPER	5 GAL		24" MIN. HEIGHT
TD	64	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	24" BB		24" MIN. HEIGHT
Deciduous Shrubs						
AM	36	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR	24" MIN. HEIGHT
CS	35	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	NATIVAR	24" MIN. HEIGHT
DL	38	DIERVILLA LONICERA	DWARF BUSH-HONEYSUCKLE	3 GAL	NATIVE	24" MIN. HEIGHT
EA	64	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	3' BB		24" MIN. HEIGHT
HC	2	HIBISCUS SYRIACUS ' PINK CHIFFON'	ROSE OF SHARON	5' BB		24" MIN. HEIGHT
HA	34	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	NATIVAR	24" MIN. HEIGHT
HPB	26	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	3 GAL		24" MIN. HEIGHT
HPL	33	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL		24" MIN. HEIGHT
RK	42	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL		24" MIN. HEIGHT
SM	29	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB		24" MIN. HEIGHT
SB	61	SYRINGA x 'BLOOMERANG'	BLOOMERANG LILAC	5 GAL		24" MIN. HEIGHT
VD	10	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVAR	24" MIN. HEIGHT
VJ	29	VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB		24" MIN. HEIGHT
Groundcover						
ef	2850	EUONYMOUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
es	130	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	3" POTS	NATIVE	
Perennials						
as	55	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL		
cv	60	COREOPSIS VERTICILLATA 'CRÈME BRULEE'	TICKSEED	1 GAL	NATIVAR	
ep	60	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE	
hs	60	HEMEROCALLIS 'STELLA D'ORO'	SELLA D'ORO DAYLILY	1 GAL		
nf	125	NEPETA X FAASSENII	FAASSEN'S CATMINT	1 GAL		
pd	135	PENSTEMON 'RED RIDINGHOOD'	BEARDTONGUE	1 GAL	NATIVAR	
pa	40	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL		
rf	95	RUDBECKIA FULGIDA var. SPECIOSA	BLACK-EYED SUSAN	1 GAL	NATIVE	
Grasses						
ag	20	ANDROPOGON GERARDII	BIG BLUESTEM	1 GAL	NATIVE	
cg	33	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL		
pv	105	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE	
ss	55	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	1 GAL	NATIVAR	
se	40	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL		
sh	218	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	NATIVE	

Emergent Plugs - Permanent Standing Water

Symbol	Quantity	Botanical Name	Common Name	Size	Mean height	Notes
	12	ACORUS AMERICANUS	SWEET FLAG	3" PLUG	2'	12" O.C. - FORB
	8	ALISMA SUBCORDATUM	MUD PLANTAIN	3" PLUG	3'	24" O.C. - FORB
	8	ASCLEPIAS INCARNATA	SWAMP MILKWEED	3" PLUG	4'	24" O.C. - FORB
	12	CALTHA PALUSTRIS	MARSH MARIGOLD	3" PLUG	2'	12" O.C. - FORB
	3	CAREX AQUATILIS	WATER SEDGE	3" PLUG	5'	48" O.C. - GRS
	6	CAREX LACUSTRIS	COMMON LAKE SEDGE	3" PLUG	3'	36" O.C. - GRS
	6	CAREX VULPINOIDEA	FOX SEDGE	3" PLUG	3'	36" O.C. - GRS
	8	IRIS VERSICOLOR	BLUE FLAG IRIS	3" PLUG	3'	24" O.C. - FORB
	8	JUNCUS EFFUSUS	COMMON RUSH	3" PLUG	2'	24" O.C. - GRS
	6	LOBELIA CARDINALIS	CARDINAL FLOWER	3" PLUG	4'	36" O.C. - FORB
	8	PONTEDERIA CORDATA	PICKERELWEED	3" PLUG	3'	24" O.C. - FORB
	8	SAGITTARIA LATIFOLIA	COMMON ARROWHEAD	3" PLUG	3'	24" O.C. - FORB
	3	SCHOENOPLECTUS ACUTUS	HARD-STEMMED BULRUSH	3" PLUG	6'	48" O.C. - GRS
	3	SCHOENOPLECTUS TABERNAEMONTANI	GREAT BULRUSH	3" PLUG	6'	48" O.C. - GRS
	8	SOLIDAGO OHIOENSIS	OHIO GOLDENROD	3" PLUG	3'	24" O.C. - FORB
	8	SPARGANIUM EURYCARPUM	GREAT BUR REED	3" PLUG	4'	24" O.C. - FORB

Notes:
- Plant quantities are estimated based on spacing recommended. Quantity reflects 1,000 SF - Multiply across total area to be treated with emergents
- Plugs to be planted in groupings of "like species"
- Final layout to be approved by Landscape Architect

Swale Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
Andropogon gerardii	Big Bluestem	4.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex bicknellii	Copper-Shouldered Oval Sedge	3.00
Carex stipata	Common Fox Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus effusus	Common Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
	Total:	*60.00*
Temporary Cover:		
Avena sativa	Common Oat	512.00
	Total:	*512.00*
Forbs:		
Alisma subcordatum	Common Water Plantain	1.00
Asclepias incarnata	Swamp Milkweed	3.00
Coreopsis tripteris	Tall Coreopsis	1.00
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	1.00
Iris virginica v. shrevei	Blue Flag Species	3.00
Liatris spicata	Marsh Blazing Star	1.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	0.50
Pentthorum sedoides	Ditch Stonecrop	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Verbena hastata	Blue Vervain	1.50
Zizia aurea	Golden Alexanders	2.00
	Total:	*20.00*

Mix Statistics

Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.25	1,181,855	27.13	31.09%
Grasses	3.75	2,619,949	60.15	68.91%
Total Natives	5.00	3,801,804	87.28	100.00%
Cover	32.00	576,000	13.22	
Totals	37.00	4,377,804	100.50	

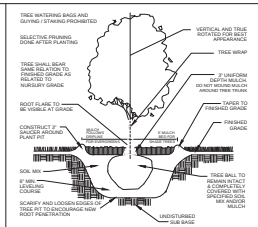
Low-Profile Prairie Seed Mix

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex bicknellii	Copper-Shouldered Oval Sedge	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria macrantha	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
	Total:	*90.00*
Temporary Cover:		
Avena sativa	Common Oat	512.00
	Total:	*512.00*
Forbs:		
Amorpha canescens	Lead Plant	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.50
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis v. occidentalis	Wild Lupine	4.00
Monarda fistulosa	Wild Bergamot	0.50
Oligoneuron rigidum	Stiff Goldenrod	1.00
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Penstemon hirsutus	Hairy Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum ericoides	Heath Aster	0.25
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Tradescantia ohiensis	Common Spiderwort	1.00
Verbena stricta	Hoary Vervain	1.00
Veronicastrum virginicum	Culver's Root	0.25
	Total:	*65.00*

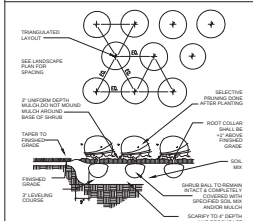
Mix Statistics

Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	4.13	1,731,814	39.76	66.02%
Grasses	5.63	891,416	20.46	33.98%
Total Natives	9.75	2,623,230	60.22	100.00%
Cover	32.00	576,000	13.22	
Totals	41.75	3,199,230	73.44	

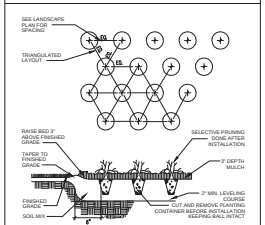
PRELIMINARY



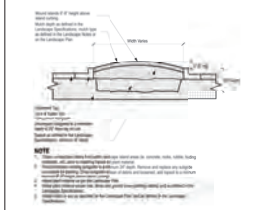
1 L2.0 TREE PLANTING DETAIL
SCALE: NO SCALE



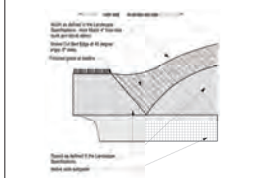
2 L2.0 SHRUB PLANTING DETAIL
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3 L2.0 GROUNDCOVER DETAIL
SCALE: NO SCALE



4 L2.0 PARKING ISLAND DETAIL
SCALE: NO SCALE



5 L2.0 SPADED PLANTING BED EDGE DETAIL
SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMHERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL PARKING LOT ISLANDS ARE TO BE MULCHED WITH SHREDDED HARDWOOD MULCH.
12. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
13. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
14. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
15. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
16. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
17. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
18. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
19. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Tally
landscape architecture
1926 Wheatgrass Road | Suite 140
Geneva, Illinois 60525
t. 847.602.3364 | www.kathryntally.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJM	02-12-26
	PER CITY COMMENTS	DJM	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	DJM	05-09-26

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS
CONSTRUCTION NOTES
PLANTING DETAILS

date. 10/09/25
drawn. DJM
checked. KMT

job no. 25290

sheet no. L2.0

NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

ALL NATIVE PLANTING AND SEEDING INSTALLATION, MANAGEMENT AND MONITORING TO BE CONDUCTED BY A QUALIFIED, EXPERIENCED CONTRACTOR SPECIALIZING IN RESTORING AND MANAGING NATURAL LANDSCAPES IN THE MIDWEST.
THE SELECTED CONTRACTOR IS TO BE HELD ACCOUNTABLE FOR THE APPROPRIATE INSTALLATION METHODS AND MANAGEMENT AND MONITORING OF ALL NATIVE AREAS.

PLANT MATERIAL INSTALLATION - NATIVE SEEDING

PREPARE AREA FOR SEEDING - PREPARE THE SOIL AND CREATE OPTIMAL PLANT CONDITIONS, BEFORE DISTURBING ANY GROUND:

- CHECK FOR ANY BURIED UTILITIES
- CLEAR AREA OF DEBRIS THAT WOULD INTERFERE WITH PLANTING
- MOW ANY EXCESS EXISTING VEGETATION GROWTH
- APPLY BROAD-SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT
- DE-COMPACT ANY AREAS OF SPECIAL CONCERN
  - LIGHTLY DE-COMPACT TILLED OR LOOSE SOIL WITH A ROLLER, CULTIPACKER, OR SIMILAR EQUIPMENT. IF USING A NO-TILL SEED DRILL, TILLING CAN USUALLY BE OMITTED.
  - IF GROUND IS WET, TILLING SHOULD NOT OCCUR UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.

FOLLOW THE APPROPRIATE TIMING:

- THE OPTIMAL TIME TO INSTALL SEED IS FROM THE FALL (NOVEMBER 1) TO LATE SPRING (JUNE 15).
- WETLANDS SHOULD BE SEEDED IN THE WINTER WHILE THE SITE IS FROZEN AND EQUIPMENT CAN MORE EASILY ACCESS THE SITE.

METHOD FOR SEEDING AND EROSION CONTROL:

- BROADCASTING:
  - FOR SMALL (TYPICALLY TWO ACRES OR LESS) OR IRREGULARLY SHAPED AREAS, SEED CAN BE PLANTED BY HAND BROADCASTING. TO AID SEED DISTRIBUTION, COMBINE THE SEED MIX WITH FILLER MATERIALS, SUCH AS DRY SAWDUST, SAND, OR VERMICULITE.
  - USING A HAND-CRANK OR TOW-BEHIND BROADCASTER, START WITH HALF OF THE SEED AND TRY TO COVER THE ENTIRE AREA WITH THAT AMOUNT OF SEED. TAKE THE REMAINING HALF OF THE SEED, GO TO THE OPPOSITE END OF THE SITE AND COVER IT AGAIN. AFTER BROADCASTING IS COMPLETE, IT IS IMPORTANT TO USE A CULTIPACKER OR ROLLER OVER THE AREA TO MAKE GOOD SEED-TO-SOIL CONTACT. DO NOT COVER SEED MORE THAN 1/4-INCH DEEP.
- NO-TILL DRILL:
  - FOR LARGER AREAS AND SITES WITH EXISTING VEGETATION, USE A NO-TILL SEED DRILL, WHICH DOES NOT REQUIRE THE SOIL TO BE TILLED BEFORE PLANTING, RESULTING IN MINIMAL SOIL DISTURBANCE. NO-TILL DRILLS PLANT SEED IN ROWS BY OPENING SLITS IN THE SOIL, INTO WHICH SEED IS DEPOSITED. IF USING A NO-TILL DRILL, SEED SHOULD NOT BE BURIED BELOW 1/8" DEPTH PER SPECIFIC MANUFACTURER'S RECOMMENDATIONS. BECAUSE THE DIVERSITY OF SEED SIZES MAKES DRILL CALIBRATION A CHALLENGE, PERFORM A FEW TEST AREAS FIRST TO HELP PREVENT RUNNING OUT OF SEED.
- EROSION CONTROL METHOD:
  - INSTALL BIODEGRADABLE EROSION CONTROL BLANKET (NAG S75BN OR EQUAL) UNTIL SEED HAS GERMINATED.

PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 5-YEAR PERIOD

TO HELP ENSURE SUCCESS, PROJECTS NEED A MAINTENANCE AND MONITORING PLAN THAT IS FLEXIBLE AND SUPPORTS SITE DEVELOPMENT GOALS. WHILE NATIVE PLANTS TEND TO GERMINATE AND DEVELOP AT A SLOWER RATE THAN ORNAMENTAL PERENNIALS OR TURF GRASS, REGULAR MAINTENANCE DURING THE ESTABLISHMENT PERIOD GREATLY IMPROVES PROJECT SUCCESS. REGULAR MAINTENANCE AND MONITORING CONTROLS INVASIVE SPECIES, ENSURES OPTIMAL MOISTURE LEVELS ARE PRESENT, AND IDENTIFIES OTHER NECESSARY MANAGEMENT ACTIONS.

- NATIVE AREAS NEED BETWEEN 3 TO 5 YEARS TO ESTABLISH.
- PREFERRED PLANTING LATE FALL (ANY TIME AFTER NOVEMBER 1; IF THE SOIL SURFACE IS DRY AND COLD ENOUGH TO PREVENT GERMINATION AND SEED CAN BE WORKED INTO SOIL.
- LET SEED GERMINATE AND GROW FOR ONE FULL SEASON. **DO NOT** APPLY HERBICIDES FOR WEED CONTROL WITHIN THE FIRST GROWING SEASON. IF LARGE WEEDS ARE UNSIGHTLY, CLIP OFF; **DO NOT PULL** WEEDS TO KEEP GROWTH DOWN. **DO NOT** ALLOW SEED HEADS TO FORM.
- MOW FIRST TIME WHEN ESTABLISHED IN FIRST SEASON TO 12"-18" HIGH, TO SCATTER SEED HEADS. IF CLUMPING OCCURS LIGHTLY RAKE TO DISBURSE SEED.
- MOW 2-3 ADDITIONAL TIMES TO MAINTAIN 6-9 INCHES IN HEIGHT.
- SOME PERENNIAL SEEDS MAY NOT GERMINATE UNTIL THE FOLLOWING YEAR.
- IF FALL PLANTING IS NOT POSSIBLE, SPRING SEEDING CAN BE DONE (WEATHER PERMITTING) AS EARLY AS JANUARY - PREFERABLY BEFORE APRIL 15.
- SECOND SEASON MOW 3-4 TIMES TO MAINTAIN 8-10 INCHES IN HEIGHT.
- AT THE END OF THE THIRD SEASON A CONTROLLED BURN PROGRAM TO BE PERFORMED.
- 4 (FOUR) ANNUAL WEED CONTROL EVENTS (SELECTIVE HERBICIDE AND MECHANICAL) TO BE PERFORMED THROUGHOUT ALL NATIVE PLAN COMMUNITIES STARTING ONCE THE SEED IS SOWN UNTIL SIGN-OFF IS GRANTED.

MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

NATIVE PLANT MATERIALS

PERFORMANCE STANDARDS ARE ESTABLISHED FOR ALL PROPOSED PROJECTS INVOLVING NATURALIZED AREAS SO THAT THE RELATIVE SUCCESS OF CREATION AND ENHANCEMENT EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE NOT ACHIEVED BY THE END OF THE FIVE-YEAR MANAGEMENT AND MONITORING PROGRAM, ACCEPTANCE MEETINGS SHALL BE HELD TO DETERMINE THE FUTURE COURSE OF ACTION. IT IS LIKELY THAT IN SUCH A CASE THAT THE MAINTENANCE AND MONITORING PERIOD WILL BE EXTENDED.

- NOTIFICATION - THE DEVELOPER SHALL NOTIFY [MUNICIPALITY] UPON COMPLETION OF PLANTINGS.
  - THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS UPON COMPLETION OF ALL MAINTENANCE PROCEDURES AND NOTIFY [MUNICIPALITY] OF THE REMEDIAL ACTIONS TAKEN.
- NATIVE AREAS ARE TO BE MONITORED FOR A MINIMUM OF 5 (FIVE) YEARS FROM DATE OF INSTALLATION.
  - MONITOR ALL NATIVE AREAS 2 (TWO) TIMES ANNUALLY AT A TIME OF YEAR WHEN PLANTS ARE EVIDENT AND IDENTIFIABLE. VISITS SHOULD OCCUR AT SPACED INTERVALS THROUGHOUT THE GROWING SEASON.
  - CONDUCT MONITORING VISITS UTILIZING SYSTEMATIC FIELD TECHNIQUES. TRAVERSE ENTIRE NATIVE AREA, DOCUMENT FLORA AND NOTE TOP 3 DOMINANT SPECIES.
- WITHIN 3 MONTHS OF SEED INSTALLATION, AT LEAST 90% OF THE SEEDED AREAS ("LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX), AS MEASURED BY AERIAL COVERAGE, SHALL BE VEGETATED. A MINIMUM 100% VEGETATIVE COVERAGE SHALL BE MAINTAINED THROUGHOUT, AND AT THE END OF, THE FIVE-YEAR PERIOD FOR THESE AREAS.
  - THIS STANDARD DOES NOT APPLY TO THE EMERGENT ZONES.
- THE NATURALIZED AREAS SHALL NOT CONTAIN ANY RILLS GREATER THAN 4 INCHES WIDE AND 4 INCHES DEEP THROUGHOUT, AND AT THE END, OF THE THREE-YEAR PERIOD.
- AT THE END OF THE SECOND GROWING SEASON, 30% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED. AT THE END OF THE THIRD GROWING SEASON, 50% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED.
  - SEED MIX PRESENCE SHALL BE EVALUATED SEPARATELY FOR THESE THREE MIXES.
- NO AREA OVER THE ENTIRE NATIVE PLANTED SITE GREATER THAN 1 SQUARE METER WILL BE DEVOID OF VEGETATION (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION), UNLESS SPECIFIED ON APPROVED PLANS.
  - THIS ANNUAL PERFORMANCE STANDARD DOES NOT APPLY TO EMERGENT AND AQUATIC COMMUNITIES.
- THE NATIVE PLANTED AREAS WILL MEET THE FOLLOWING ANNUAL STANDARDS FOR THE PRESENCE OF NATIVE, NON-INVASIVE PERENNIAL SPECIES (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION): YEAR 1 - 15%, YEAR 2 - 50%, YEAR 3 - 75%, YEAR 4 & 5 - 85%
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- AT THE END OF THE THIRD GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS WILL BE INVASIVE OR NON-NATIVE SPECIES AS INSPECTED ANNUALLY. THE PROJECT MANAGER WILL DETERMINE THE APPROPRIATE TARGET INVASIVE OR NON-NATIVE SPECIES. THEY WILL TYPICALLY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: RAGWEED (AMBROSIA SPP.), CATTAIL (TYPHA SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), COMMON REED (PHRAGMITES AUSTRALIS), CANADIAN THISTLE (CIRSIUM ARVENSE), SANDBAR WILLOW (SALIX INTERIOR), KENTUCKY BLUE GRASS (POA PRATENSIS), YELLOW SWEET-CLOVER (MELILOTUS OFFICINALIS), TEASEL (DIPSACUS SPP.), JAPANESE-KNOTWEED (REYNOUTRIA JAPONICA), AND ASIAN BITTERSWEET (CELASTRUS ORBICULATUS), BUCKTHORN (RHAMNUS SPP.).
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- SEED: AT THE END OF THE THIRD GROWING SEASON, 50% VEGETATIVE COVERAGE SHALL BE ACHIEVED (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION).
- EMERGENTS: RELATIVE COVERAGE OF CATTAILS (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION) SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE YEAR MONITORING PERIOD.
- PLUGS: 90% OF THE PLANTS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF EACH GROWING SEASON. REPLANTING WILL TAKE PLACE UNTIL THIS STANDARD IS ACHIEVED.
- WOODY PLANTS: 100% OF THE PLANTED TREES AND SHRUBS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF THE 3RD GROWING SEASON.
  - ANNUAL REPLACEMENTS ARE REQUIRED TO ACHIEVE THIS STANDARD.
- RELATIVE COVERAGE (DETERMINED BY OCULAR ESTIMATION) OF INVASIVE SPECIES (I.E., COMMON REED, REED CANARY GRASS, PURPLE LOOSESTRIFE, ETC.) IN AGGREGATE SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- NATIVE MEAN C VALUE > 3.0 AND NATIVE FQI VALUE > 20.0 FOR ALL NATIVE PLANT COMMUNITIES.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY MAINTAINED. ANY EROSION OBSERVED ON-SITE SHALL BE REPAIRED TO THE DESIGNED CONDITION WITHIN 30 DAYS OF OBSERVATION.

PLANTING NOTES FOR DETENTION AREAS

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS OF DETENTION AREAS
2. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE WATERED AND MULCHED PER CONSTRUCTION DOCUMENTS.
3. ALL PROPOSED PLANT SUBSTITUTIONS WITHIN DETENTION AREAS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
5. CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE ALL PLANT MATERIAL WITHIN DETENTION AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT FOR THE FIRST YEAR AFTER INSTALLATION.
6. ALL PLANT MATERIAL WITHIN DETENTION AREAS TO HAVE A 1 YEAR WARRANTEE STARTING UPON LANDSCAPE ARCHITECT ISSUING "SUBSTANTIAL COMPLETION".
7. WATER FOWL BARRIER CONTROL TO BE INSTALLED AT 8" O.C. IN ALL DETENTION AREAS PLANTED WITH PLUGS.
8. METAL SIGNS (12"x18") TO BE INSTALLED AT 150' INTERVALS AROUND ALL NATIVE AREAS STATING "NATIVE PLANTING DO NOT MOW".
9. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

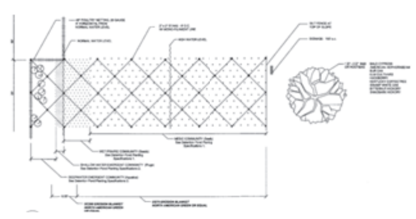
OPEN AREAS - NO MOW

All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

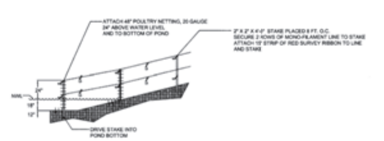
TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched, are to be seeded with standard turf seed and covered with an erosion control blanket.

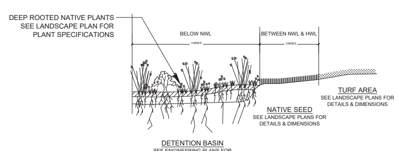
NOTE: All other areas disturbed by construction activities, excluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.



1 / L2.2 GOOSE BARRIER PLAN DETAIL
SCALE: NO SCALE



2 / L2.2 GOOSE BARRIER SECTION DETAIL
SCALE: NO SCALE



3 / L2.2 BIODETENTION PLANTING DETAIL
SCALE: NO SCALE

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	NOT TO EXCEED 750PPM/0.75 MMHOS/CM IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR
NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT.

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

NOTE: FOR IDENTIFICATION OF PLANT-DAMAGING INSECTS AND MITES, A REFERENCE TEXTBOOK THAT CAN BE USED IS INSECTS THAT FEED ON TREES AND SHRUBS BY JOHNSON AND LYON, COMSTOCK PUBLISHING ASSOCIATES. FOR PLAN PATHOGENIC DISEASES, TWO REFERENCES ARE SUGGESTED: SCOUTING AND CONTROLLING WOODY ORNAMENTAL DISEASES IN LANDSCAPES AND NURSERIES, AUTHORIZED BY GARY MOORMAN, PUBLISHED BY PENN STATE COLLEGE OF AGRICULTURAL SCIENCES, AND DISEASES OF TREES AND SHRUBS BY SINCLAIR AND LYON, PUBLISHED BY COMSTOCK PUBLISHING PRESS.

TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUNDCOVER BEDS WITH EACH VISIT.

LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

THE INSTALLATION OF PERENNIALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, INSTALLED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

PERENNIALIZATION OF BULBS:

1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
3. ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE.
4. APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL. APPLY 10-10-10 AT THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-DRESS WITH COMPOST 1" DEEP. FALL FERTILIZATION WITH A BULB FERTILIZER OR MULCHING WITH 1" OF COMPOST IS OPTIONAL.

FLOWER ROTATION:

1. BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS IF INCLUDED IN CONTRACT.
2. SUMMER ANNUALS OR FALL PLANTS:
   A. DEAD HEADING: PINCH AND REMOVE DEAD FLOWERS ON ANNUALS AS NECESSARY.
   B. FERTILIZING SUMMER ANNUALS: FERTILIZE USING ONE OR TWO METHODS: APPLY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING MANUFACTURER'S RECOMMENDATIONS. A BOOSTER SUCH AS 10-10-10 MAY BE NECESSARY IN LATE SUMMER. OR, APPLY LIQUID FERTILIZATIONS OF 20-20-20 WATER-SOLUBLE FERTILIZERS, NOT TO EXCEED 2 POUNDS OF 20-20-20 PER 100 GALLONS OF WATER, MONTHLY; OR MULCH WITH COMPOST 1" DEEP.
   C. REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

PERENNIALS:

1. AFTER INITIAL INSTALLATION, IF A TIME-RELEASED FERTILIZER HAS BEEN INCORPORATED DURING PLANT INSTALLATION, NO MORE FERTILIZER NEED BE APPLIED THE FIRST GROWING SEASON.
2. THE FOLLOWING YEAR:
   A. FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" DEEP.
   B. CUT ALL DECIDUOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY.
   C. MULCH THE PERENNIAL BED ONCE IN EARLY SPRING AT 1"-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
   D. INSPECT FOR INSECT OR DISEASE PROBLEMS ON PERENNIALS. MONITOR AND CONTROL SLUGS ON HOSTAS AND LIGULARIAS. POWDERY MILDEW ON PHLOX, MONARDAS, AND ASTERS CAN BE PREVENTED WITH PROPERLY TIMED FUNGICIDES OR USE OF DISEASE-RESISTANT VARIETIES.
   E. WEED PERENNIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
   F. PRUNE BRANCHING SPECIES TO INCREASE DENSITY. CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE FOLIAGE.
3. THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
4. LONG-TERM CARE:
   A. DIVIDE PLANTS THAT OVERCROWD THE SPACE PROVIDED. DIVIDE ACCORDING TO THE SPECIES. SOME NEED FREQUENT DIVIDING, E.G. ASTERS AND YARROW EVERY TWO YEARS; OTHER RARELY, IF EVER, E.G. PEONIES, HOSTAS, AND ASTILBE.
   B. FOR DETAILED INFORMATION REGARDING THE CARE OF SPECIFIC PERENNIALS, REFER TO ALL ABOUT PERENNIALS BY ORTHO; PERENNIALS: HOW TO SELECT, GROW AND ENJOY BY PAMELA HARPER AND FREDERICK MCGOUTY, HP BOOKS PUBLISHER; HERBACEOUS PERENNIAL PLANTS: A TREATISE ON THEIR IDENTIFICATION, CULTURE AND GARDEN ATTRIBUTES BY ALLAN ARMITAGE, STIPES PUB LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

1. SOIL ANALYSIS PERFORMED ANNUALLY TO DETERMINE PH. IF PH DOES NOT FALL WITHIN SPECIFIED RANGE, ADJUST ACCORDING TO SOIL TEST RECOMMENDATIONS.
2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES.
3. MOW TURF ON A REGULAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE. CLIPPINGS ON PAVED AND BED AREAS WILL BE REMOVED.
4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER.
6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
7. MECHANICALLY EDGE CURBS AND WALKS.
8. APPLY NON-SELECTIVE HERBICIDE, TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

1. PRUNE SHRUBS, TREES AND GROUNDCOVER TO ENCOURAGE HEALTHY GROWTH AND CREATE A NATURAL APPEARANCE.
2. MULCH TO BE APPLIED IN FEBRUARY/MARCH WITH A HALF RATE IN LATE SUMMER TO TOP DRESS.
3. APPLY PRE-EMERGENT HERBICIDES IN FEBRUARY AND APRIL.
4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.
5. APPLY FUNGICIDES AND INSECTICIDES AS NEEDED TO CONTROL INSECTS AND DISEASE.
6. ORNAMENTAL SHRUBS, TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (3) TIMES PER YEAR WITH A BALANCED MATERIAL (JANUARY/FEBRUARY, APRIL/MAY, AND OCTOBER/NOVEMBER)
7. EDGE ALL MULCHED BEDS.
8. REMOVE ALL LITTER AND DEBRIS.

GENERAL MAINTENANCE

1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.
2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR.

PRELIMINARY

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
t 847.612.5354 | www.ktlandarch.com

no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJW	02-12-26
	PER CITY COMMENTS	DJW	04-06-26
	PLAN REVIEW – 2ND SUBMITTAL COMMENTS	DJW	06-09-26

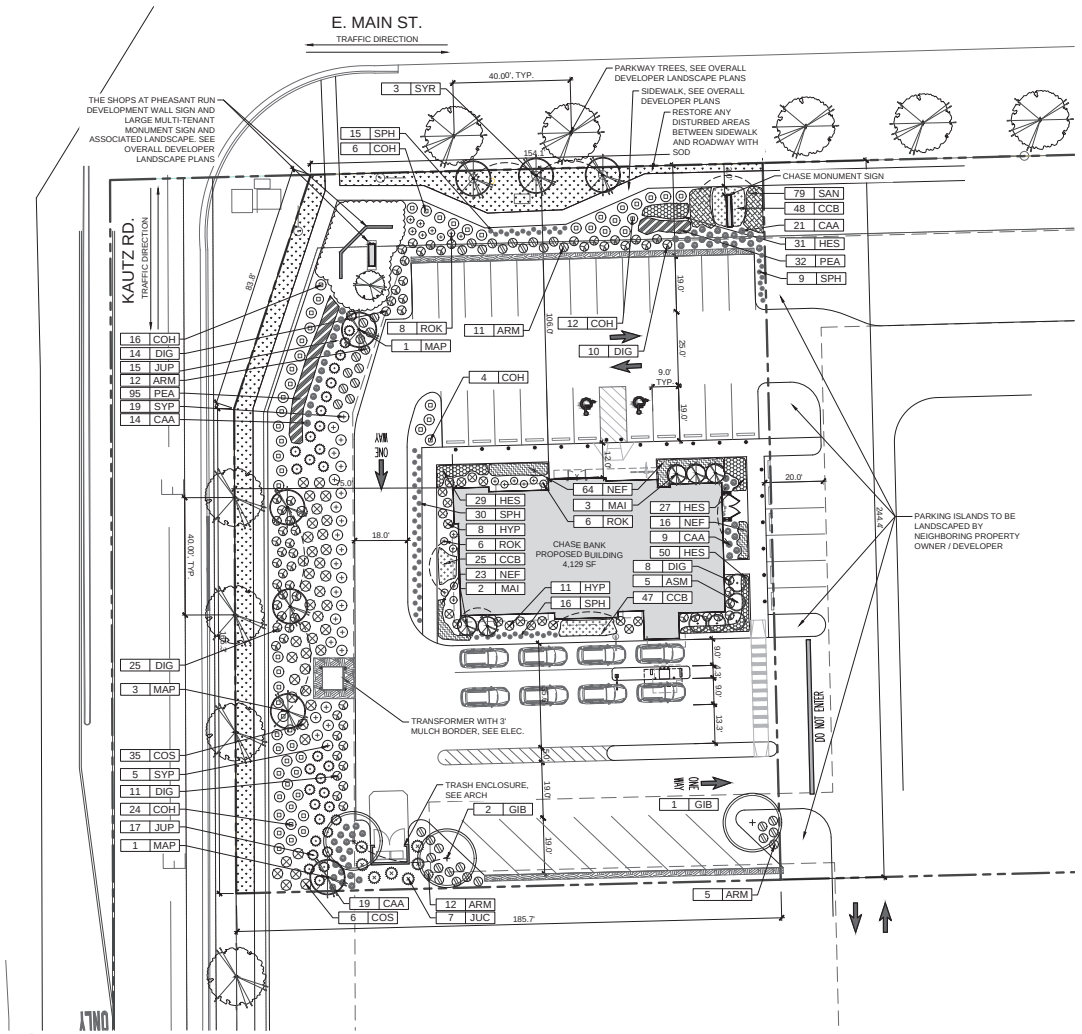
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

PLANTING NOTES FOR NATIVE AREAS AND DETENTION BASINS
DETENTION AREA DETAILS
LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS

date. 10-09-25
drawn DJW
checked KMT

job no. 25290

sheet no. L2.1



1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

St. Charles Landscape Requirements

Public Street Frontage

Plant Schedule

Chase Bank - St. Charles Dunham

Qty.	Key	Botanical name	Common name	Size	Notes
		SHADE TREES			
		ORNAMENTAL TREES			
		DECIDUOUS SHRUBS			
		EVERGREEN SHRUBS			
		PERENNIALS			
		ORNAMENTAL GRASSES			

LEGEND:

- PROPERTY LINE
- BUILDING
- CONCRETE WALK AND BASE
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN
- PERENNIAL / GROUNDCOVER AREAS
- MULCH, 3" DEPTH
- PARKWAY SHADE TREE BY OVERALL SITE DEVELOPER
- ORNAMENTAL TREE BY OVERALL SITE DEVELOPER

NOTE:
ALL LANDSCAPE BEDS SHALL BE MULCHED WITH HARDWOOD MULCH.

Scale: 1 inch = 20 feet

CHASE BANK
4051 E MAIN ST.
ST. CHARLES, IL 60174

Client

CHASE

Project Team

LANDSCAPE ARCHITECT
TERRA landscape architecture
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

ARCHITECT
THE ARCHITECTS PARTNERSHIP, LTD.
200 S. Michigan Ave.
Chicago, IL. 60604
312-583-9800

CIVIL ENGINEER
KIMLEY HORN
4201 Winfield Road
Suite 600
Warrenville, IL. 60555
630-487-5550

Revisions

Date	Issue
3/25/2026	Submittal
5/26/2026	Submittal
6/5/2026	Revised Tree Locations
6/9/2026	Resubmittal

Stamp

LICENSED LANDSCAPE ARCHITECT
KEVEN GRAHAM
157.000150
State of Illinois

Title

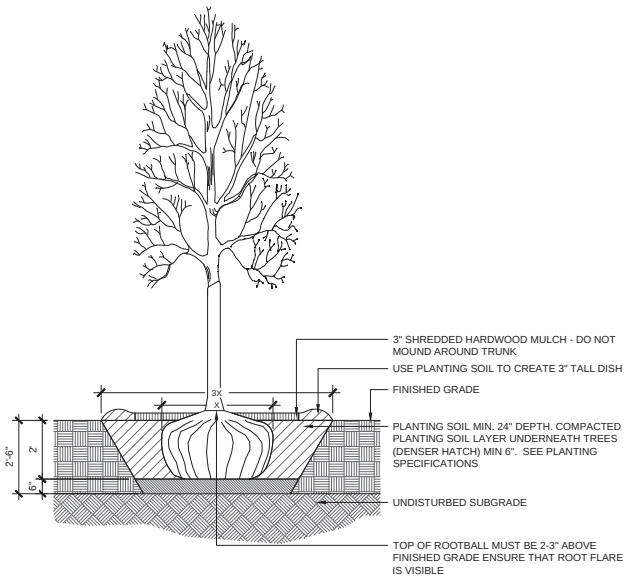
LANDSCAPE PLAN

Sheet No.

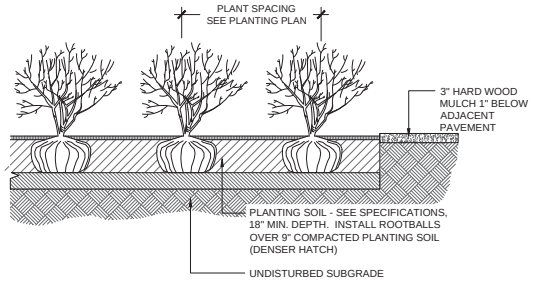
L1.0

TERRA Project No. 18-162-063

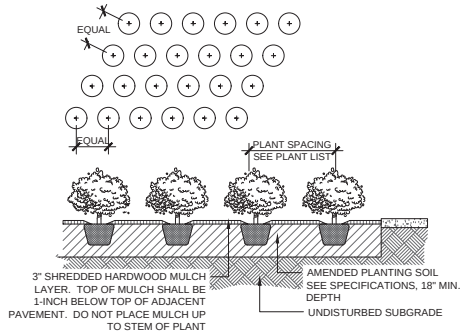
Jun 09, 2026 – 4:26pm
M:_2018\18-162 The Architects Partnership\18-162--064 – St. Charles Dunham\Design\Site\Drawings\L1.0 Landscape Plan.dwg
Kevin Gray



1 SHADE TREE PLANTING DETAIL
SCALE: NTS



2 SHRUB DETAIL
SCALE: NTS



3 GROUNDCOVER/PERENNIAL DETAIL
SCALE: NTS

CHASE BANK
4051 E MAIN ST.
ST. CHARLES, IL 60174

Client

CHASE

Project Team

LANDSCAPE ARCHITECT

TERRA
landscape architecture
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

ARCHITECT

THE ARCHITECTS PARTNERSHIP, LTD.
200 S. Michigan Ave.
Chicago, IL. 60604
312-583-9800

CIVIL ENGINEER

KIMLEY HORN
4201 Winfield Road
Suite 600
Warrenville, IL. 60555
630-487-5550

Revisions

	Date	Issue
	3/25/2026	Submittal
	5/26/2026	Submittal
	6/5/2026	Revised Tree Locations
	6/9/2026	Resubmittal

Stamp

Title

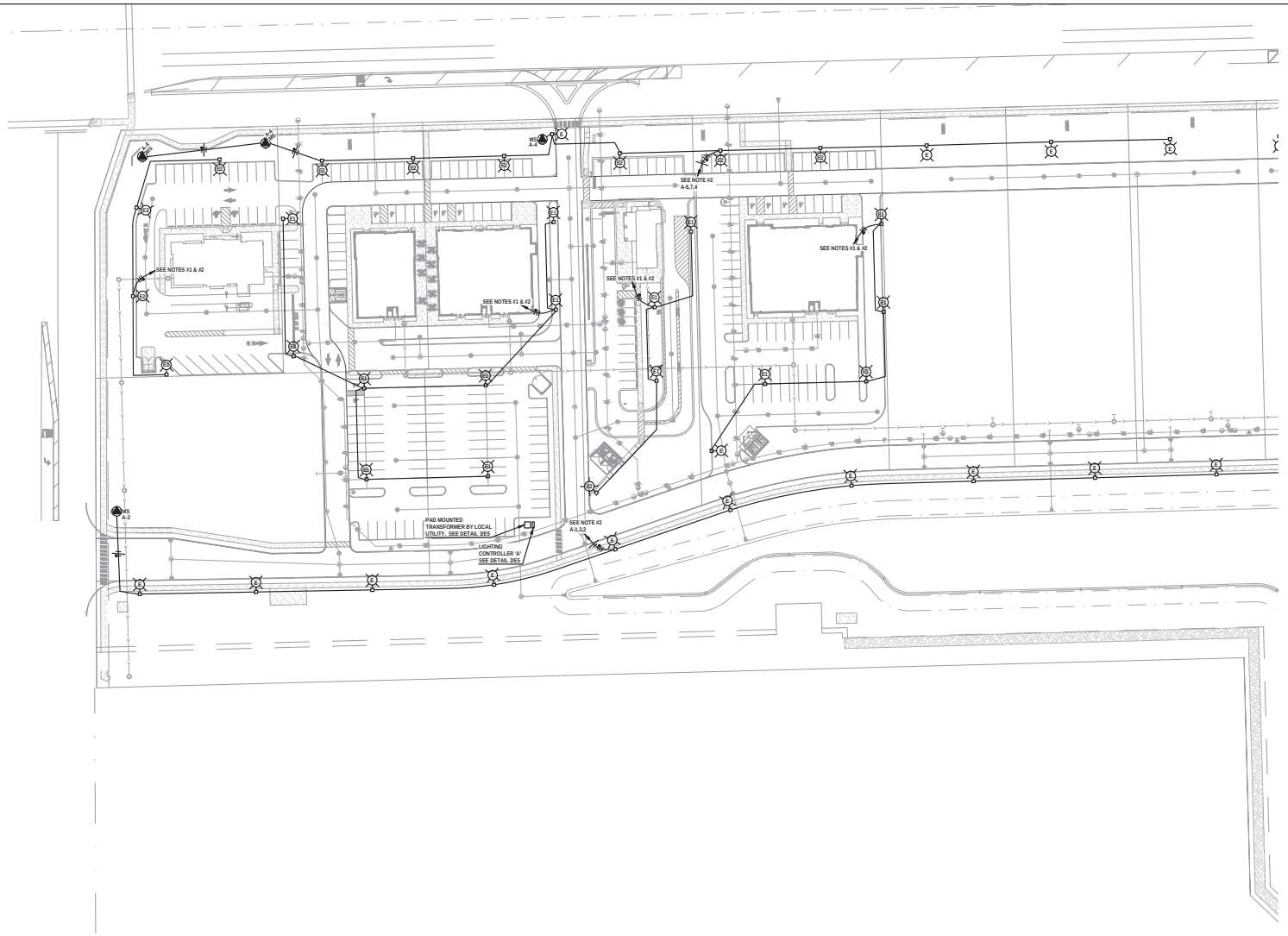
LANDSCAPE DETAILS

Sheet No.

L2.0

TERRA Project No. 18-162-063

Jun 09, 2026 - 4:26pm
M:_2018\18-162 The Architects Partnership\18-162-064 - St. Charles Dunhorn\Design\Site\Drawings\L2.0 Landscape Details.dwg
Chris Gage



NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.
3. A MORE DETAILED PHOTOMETRIC PLAN WILL BE SUBMITTED FOR EACH LOT AT A FUTURE DATE THAT INCLUDES ALL BUILDING MOUNTED EXTERIOR LIGHTING.

PARTIAL ELECTRICAL SITE PLAN

SCALE: 1"=50'-0"

NO.	DATE	REMARKS
1	04/09/26	PERMIT REVIEW COMMENTS 2
2	04/03/26	PERMIT REVIEW COMMENTS
3	02/12/26	ISSUED FOR PERMIT & BID

PARTIAL ELECTRICAL SITE PLAN

4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

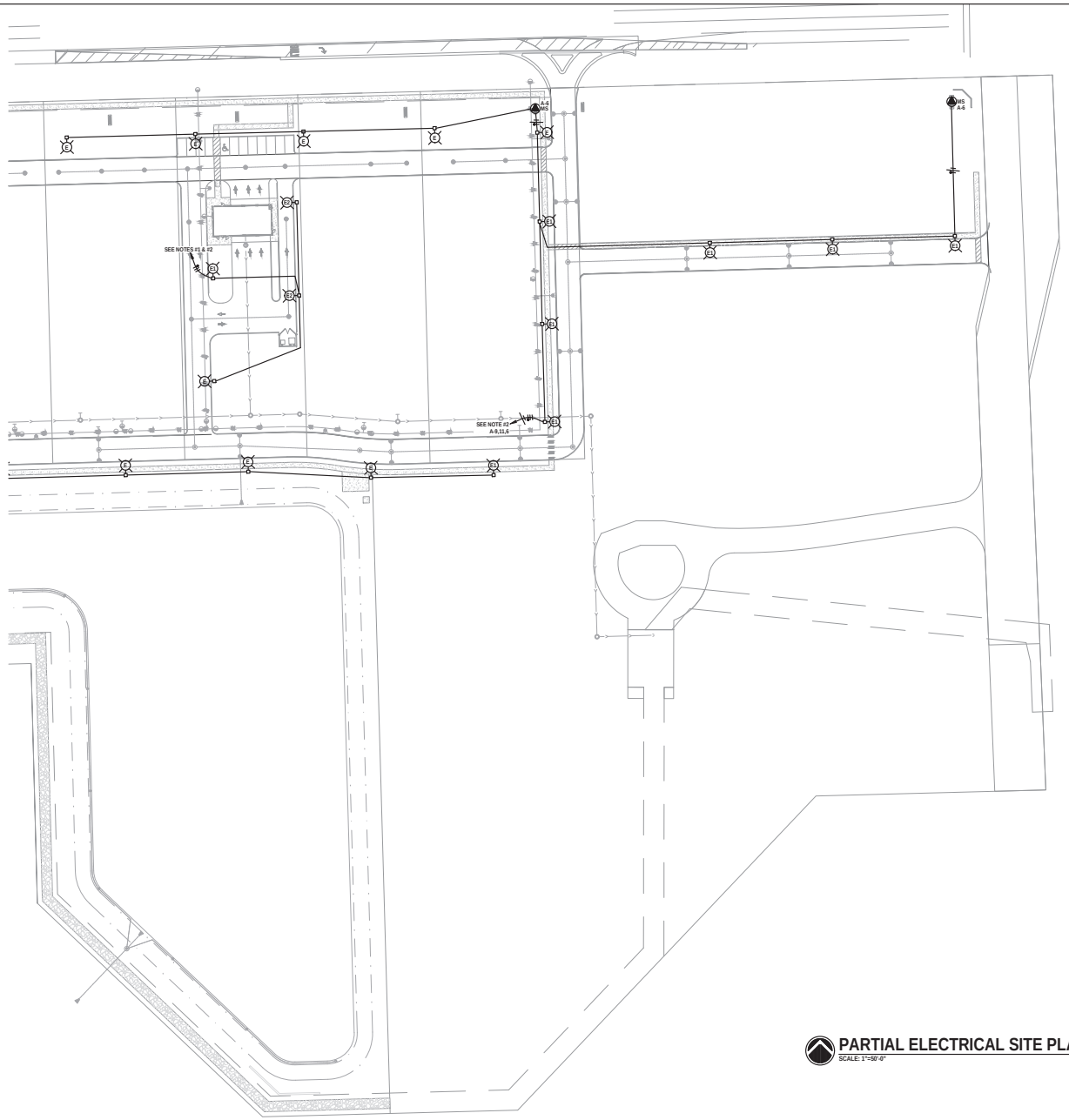
Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Structural Engineering Consultants
262-784-3323
2945 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 06/09/26
Lic. Exp.: 11/30/27

K&A JOB NO.	25114
DATE:	02/12/2026
JOB NO.	9350.14
SHEET	E1



NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.

PARTIAL ELECTRICAL SITE PLAN

SCALE: 1"=50'-0"

NO	DATE	REMARKS
1	04/09/26	PERMIT REVIEW COMMENTS 2
2	03/02/26	PERMIT REVIEW COMMENTS
3	02/12/26	ISSUED FOR PERMIT & BID

PARTIAL ELECTRICAL SITE PLAN

4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

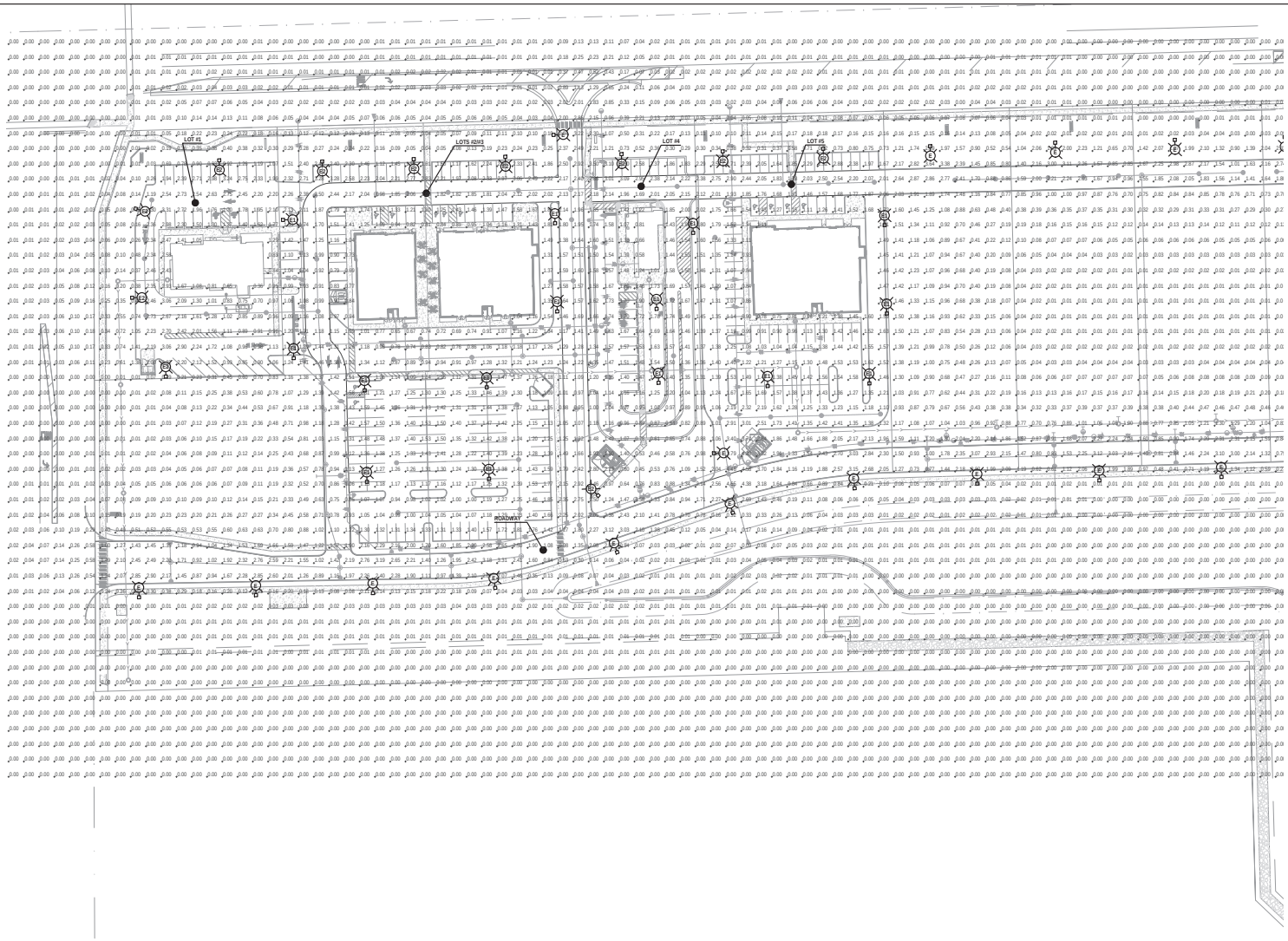
Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Electrical & Mechanical Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 06/09/26
Lic. Exp.: 11/30/27

K&A JOB NO. 25114
DATE: 02/12/2026
JOB NO. 9350.14
SHEET **E2**



LIGHTING ANALYSIS NOTES: (LOT #1)

1. AVERAGE FOOTCANDLES: 1.80
2. MAXIMUM FOOTCANDLES: 3.31
3. MINIMUM FOOTCANDLES: 0.69
4. MAXIMUM/MINIMUM RATIO: 4.8:1
5. AVERAGE/MINIMUM RATIO: 2.6:1

LIGHTING ANALYSIS NOTES: (LOTS #2/#3)

1. AVERAGE FOOTCANDLES: 1.44
2. MAXIMUM FOOTCANDLES: 3.28
3. MINIMUM FOOTCANDLES: 0.65
4. MAXIMUM/MINIMUM RATIO: 5.0:1
5. AVERAGE/MINIMUM RATIO: 2.2:1

LIGHTING ANALYSIS NOTES: (LOT #4)

1. AVERAGE FOOTCANDLES: 1.66
2. MAXIMUM FOOTCANDLES: 3.10
3. MINIMUM FOOTCANDLES: 0.82
4. MAXIMUM/MINIMUM RATIO: 3.8:1
5. AVERAGE/MINIMUM RATIO: 2.0:1

LIGHTING ANALYSIS NOTES: (LOT #5)

1. AVERAGE FOOTCANDLES: 1.63
2. MAXIMUM FOOTCANDLES: 4.46
3. MINIMUM FOOTCANDLES: 0.84
4. MAXIMUM/MINIMUM RATIO: 5.3:1
5. AVERAGE/MINIMUM RATIO: 1.9:1

LIGHTING ANALYSIS NOTES: (ROADWAY)

1. AVERAGE FOOTCANDLES: 1.59
2. MAXIMUM FOOTCANDLES: 4.65
3. MINIMUM FOOTCANDLES: 0.64
4. MAXIMUM/MINIMUM RATIO: 7.3:1
5. AVERAGE/MINIMUM RATIO: 2.5:1

PARTIAL PHOTOMETRIC SITE PLAN

SCALE: 1"=50'-0"

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 06/09/26
Lic. Exp.: 11/30/27

NO.	DATE	REMARKS
3	06/09/26	PERMIT REVIEW COMMENTS 2
2	04/03/26	PERMIT REVIEW COMMENTS
1	02/12/26	ISSUED FOR PERMIT & BID

PARTIAL PHOTOMETRIC SITE PLAN

4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184.005374

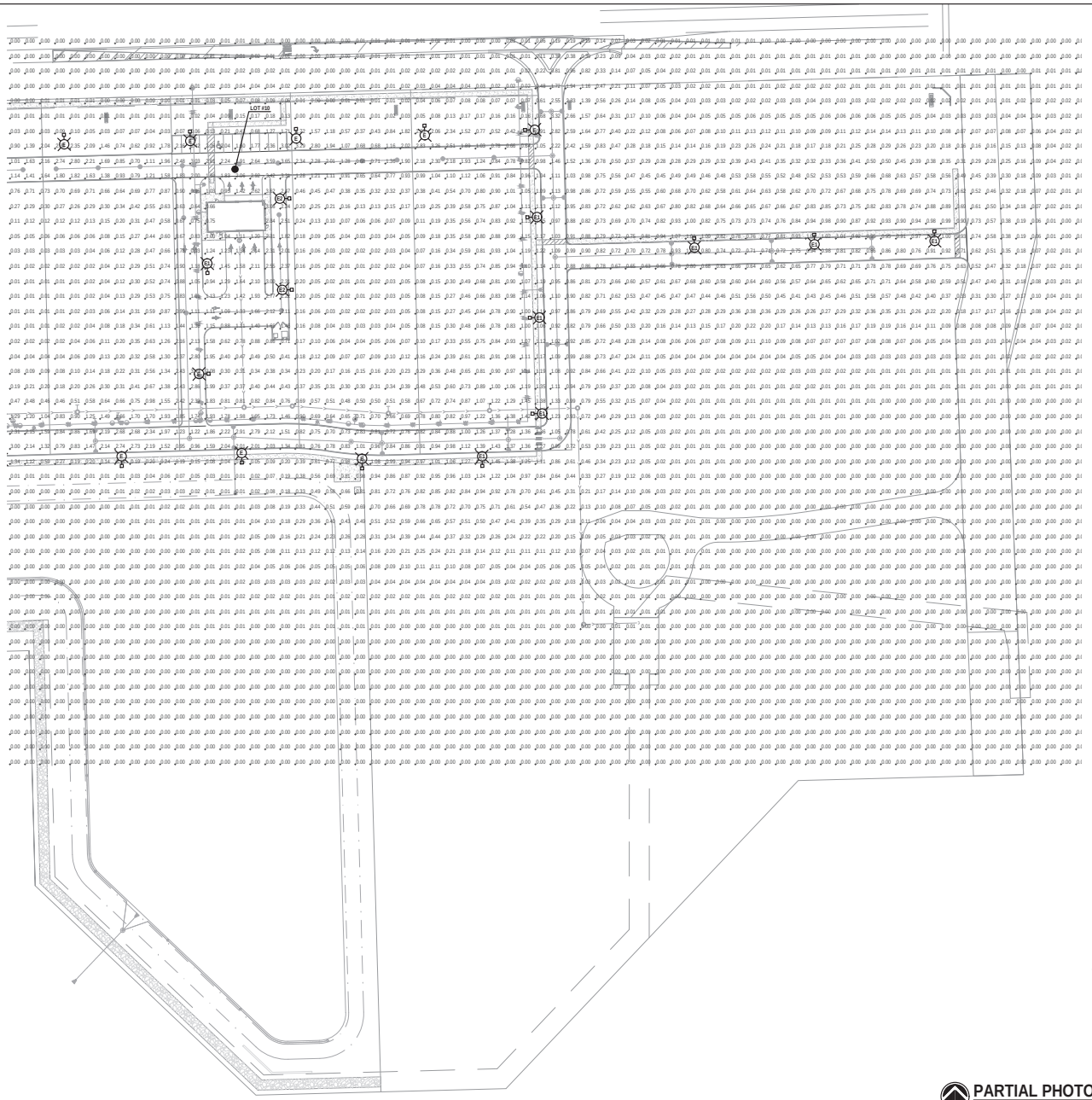
KORNACKI & ASSOCIATES, INC.
Professional Engineering Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

K&A JOB NO.
25114

DATE:
02/12/2026

JOB NO.
9350.14

SHEET
E3



LIGHTING ANALYSIS NOTES: (LOT #10)

1.	AVERAGE FOOTCANDLES:	1.91
2.	MAXIMUM FOOTCANDLES:	3.62
3.	MINIMUM FOOTCANDLES:	0.64
4.	MAXIMUM/MINIMUM RATIO:	5.7:1
5.	AVERAGE/MINIMUM RATIO:	3.0:1

LIGHTING ANALYSIS NOTES: (ROADWAY)

1.	AVERAGE FOOTCANDLES:	1.59
2.	MAXIMUM FOOTCANDLES:	4.65
3.	MINIMUM FOOTCANDLES:	0.64
4.	MAXIMUM/MINIMUM RATIO:	7.3:1
5.	AVERAGE/MINIMUM RATIO:	2.5:1

PARTIAL PHOTOMETRIC SITE PLAN

SCALE: 1"=50'-0"

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 06/09/26
Lic. Exp.: 11/30/27

NO.	DATE	REMARKS
1	04/09/26	PERMIT REVIEW COMMENTS 2
2	04/20/26	PERMIT REVIEW COMMENTS
3	02/12/26	ISSUED FOR PERMIT & BID

PARTIAL PHOTOMETRIC SITE PLAN

4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184.005374

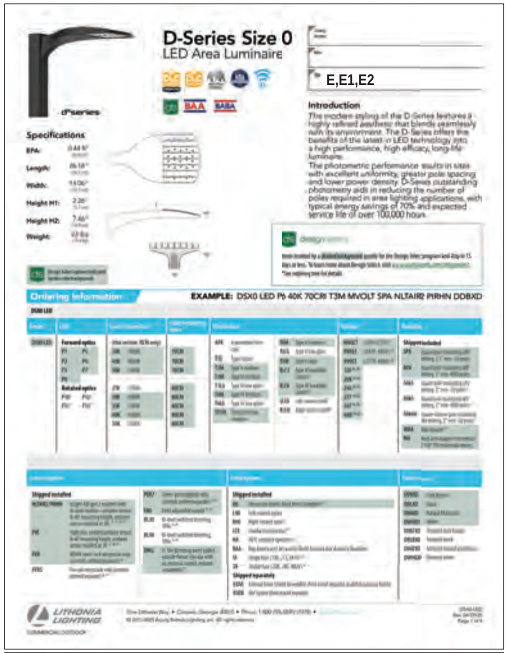
KORNACKI & ASSOCIATES, INC.
Electrical Engineers
262-784-3323
2945 S. Moorland Rd., New Berlin, WI 53151

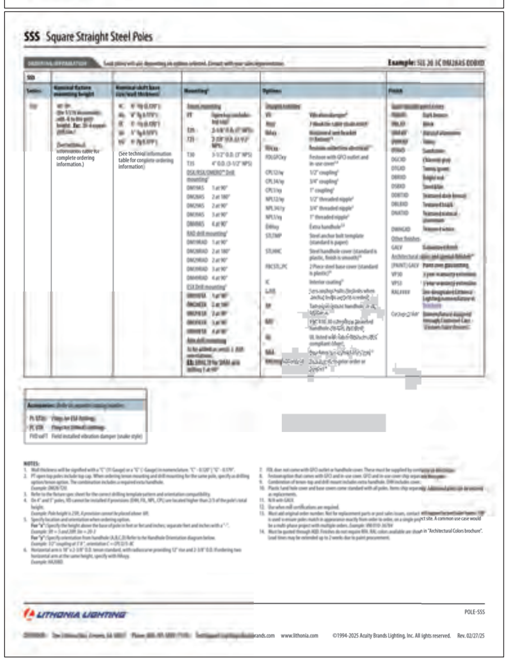
K&A JOB NO.
25114

DATE:
02/12/2026

JOB NO.
9350.14

SHEET
E4





FIXTURE SCHEDULE

25114

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI 70+	CRI 80+	CRI 90+	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS INTEGRAL	CONTROLS REMOTE	SEE NOTES
E	137		12464	4000K	●			POLE & LUMINAIRE	LITHONIA	DSX0 LED-P6-40K-70CRI-BLC3-MVOLT-SPA-NLTAIR2 PIRHN	003	ACRYLIC	SBA	SEE DETAIL 1/E5	OS	PHOTO ON TC OFF	#1
E1	137		16683	4000K	●			POLE & LUMINAIRE	LITHONIA	DSX0 LED-P6-40K-70CRI-T5W-MVOLT-SPA-NLTAIR2 PIRHN	503	ACRYLIC	SBA	SEE DETAIL 1/E5	OS	PHOTO ON TC OFF	#1
E2	137		12873	4000K	●			POLE & LUMINAIRE	LITHONIA	DSX0 LED-P6-40K-70CRI-BLC4-MVOLT-SPA-NLTAIR2 PIRHN	004	ACRYLIC	SBA	SEE DETAIL 1/E5	OS	PHOTO ON TC OFF	#1

FIXTURE SCHEDULE NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.

SYMBOLS / ABBREVIATIONS

SYMBOL	DESCRIPTION
(wall bracket symbol)	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
(surface/pendant symbol)	SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE
(pole symbol)	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
MS	MONUMENT SIGN - VERIFY POWER REQUIREMENTS WITH SIGN SUPPLIER
——	SWITCHED CIRCUIT
— —	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
AV	AUDIO VISUAL
BB	BATTERY BACKUP
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CP	CONTROL PANEL
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
ETC	ELECTRONIC TIME CLOCK CONTROL
EX	EXISTING TO REMAIN
EXD	EXISTING TO BE DEMO'D
EXR	EXISTING TO BE RELOCATED
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LCP	LIGHTING CONTROL PANEL
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PHOTO	PHOTOCELL
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
ST	SHUNT TRIP
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF ("WHILE-IN-USE")
XFMR	TRANSFORMER

PANEL 'A'

25114

(LIGHTING CONTROLLER)

CRCT NO.	BRKR	DESCRIPTION	PHASE A	PHASE B	DESCRIPTION	BRKR	CRCT NO.
1	2P20	ROADWAY LIGHTING	959 / 1200		MONUMENT SIGN	1P20	2
3				959 / 1200	MONUMENT SIGNS	1P20	4
5	2P20	ROADWAY LIGHTING	617 / 1200		MONUMENT SIGNS	1P20	6
7				617 / 180	PANEL/CONTROLLER RECEPTACLE (1)	1P20	8
9	2P20	ROADWAY LIGHTING	754		SPARE	1P20	10
11				754	SPARE	1P20	12
13	2P20	SPARE			SPACE		14
15					SPACE		16
17		SPACE			SPACE		18

VOLTAGE: 120/240 VOLT, 1 PHASE, 3 WIRE

TOTAL PHASE A: 4,730

TOTAL PHASE B: 3,710

TOTAL PANEL: 8,440

TOTAL AMPS: 35

DEMAND WATTS: ______ DEMAND AMPS: ______

SQ.D CAT. # NQOD

■ MAIN BREAKER ☐ MAIN LUGS ONLY

AMPS: 2P60 AIC AMPS: PER STUDY

☐ FEED THROUGH LUGS ☐ SUB FEED LUGS

☐ FLUSH ■ SURFACE

DEMAND CALCULATIONS: LIGHTING=125%; RECEPTACLES=1ST 10KW 100%, BALANCE 50%; MECHANICAL=1.25 X LARGEST, BALANCE 100%

COMMENTS:

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

Date: 06/09/26
Lic. Exp.: 11/30/27

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	06/09/26	PERMIT REVIEW COMMENTS 2
1	04/03/26	PERMIT REVIEW COMMENTS
	02/12/26	ISSUED FOR PERMIT & BID

SCHEDULES

4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184.005374

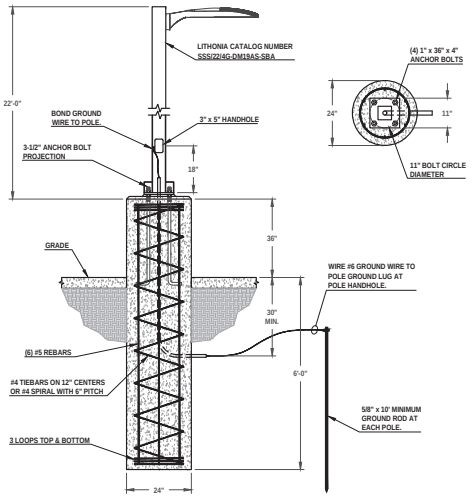
KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

K&A JOB NO. 25114

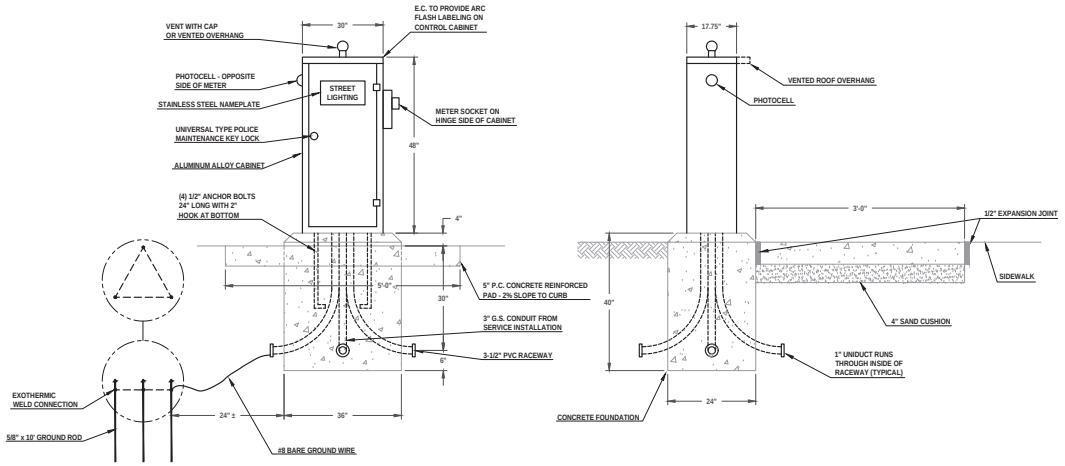
DATE: 02/12/2026

JOB NO. 9350.14

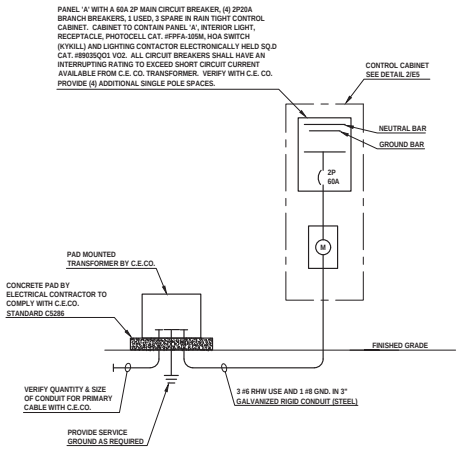
SHEET **E5**



1 ELECTRICAL
FIXTURE TYPES 'E,E1,E2' MOUNTING DETAIL
NOT TO SCALE



2 ELECTRICAL
CONTROL CABINET INSTALLATION DETAIL
NOT TO SCALE



3 ELECTRICAL
ONE-LINE DIAGRAM (VOLTAGE 120/240 - 1Ø - 3W)
NOT TO SCALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS
	04/09/26	PERMIT REVIEW COMMENTS 2
	01/30/26	PERMIT REVIEW COMMENTS
	01/21/26	ISSUED FOR PERMIT & BID

DETAILS

4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184.005374

KORNACKI & ASSOCIATES, INC.
Structural & Civil Engineers
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

LICENSED PROFESSIONAL ENGINEER
DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS

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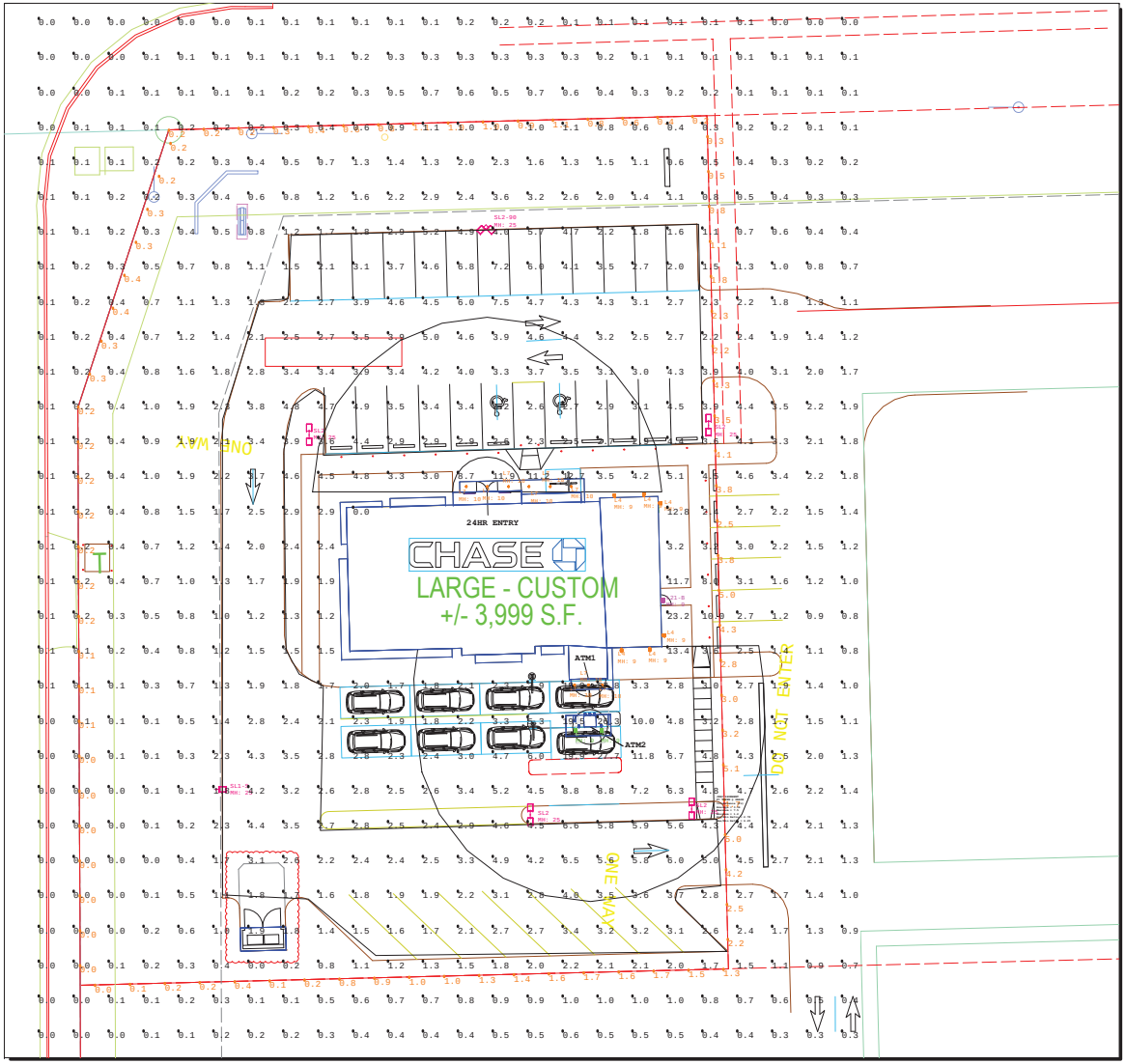
DATE:
02/12/2026

JOB NO.
9350.14

SHEET
E6

Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
ATM1 5'	Fc	68.27	99.9	25.0	2.73	4.00	FC TAKEN 5' FROM ATM1 @ 3'-0" AFG
ATM2 5'	Fc	67.87	93.8	26.9	2.52	3.49	FC TAKEN 5' FROM ATM2 @ 3'-0" AFG
ATMS 50'	Fc	7.40	82.3	1.1	6.73	74.82	FC TAKEN 50' FROM ATMS @ 3'-0" AFG
ENTRY 10'	Fc	24.61	82.1	2.0	12.31	41.05	FC TAKEN 10' FROM ENTRY @ 3'-0" AFG
ENTRY 50'	Fc	5.46	64.2	1.7	3.21	37.76	FC TAKEN 50' FROM ENTRY @ 3'-0" AFG
JPMC PROPERTY	Fc	1.24	5.1	0.0	N.A.	N.A.	FC TAKEN @ GRADE
SITE	Fc	2.13	57.8	0.0	N.A.	N.A.	FC TAKEN @ GRADE
JPMC PAVEMENT	Fc	3.34	7.5	1.2	2.78	6.25	FC TAKEN @ GRADE

Luminaire Schedule				
Symbol	Label	Qty	Part Number	Description
	L21-B	1	XTOR6B-W	WALL MOUNT FULL CUTOFF HO WALLPACK
	L4	6	9004-W1-RW-LED3090-W-BK-L1-UNV	WALL MOUNT DN LIGHT
	C	2	E-CSE08A-W40W	CANOPY LIGHT BY OTHERS
	SL1-S	1	EACL010F4AF740-DIMMING-D1-FINISH WITH ELS-EAC-RBL-BLCK	FULL CUTOFF AREA LIGHT W/SHIELD
	SL2	4	EACL010E4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	SL2-90	1	EACL010F4AF740-DIMMING-D1-FINISH	FULL CUTOFF AREA LIGHT
	L7	9	5811-SAT20L8040W	RECESSED DOWN LIGHT



- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINANCES
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON IES FILES THAT WERE LAB TESTED OR COMPUTER GENERAGED. ACTUAL RESULTS MAY VARY
- MH IS OVERALL MOUNTING HEIGHT

lighting > electrical > energy technology > signs

FACILITY SOLUTIONS GROUP

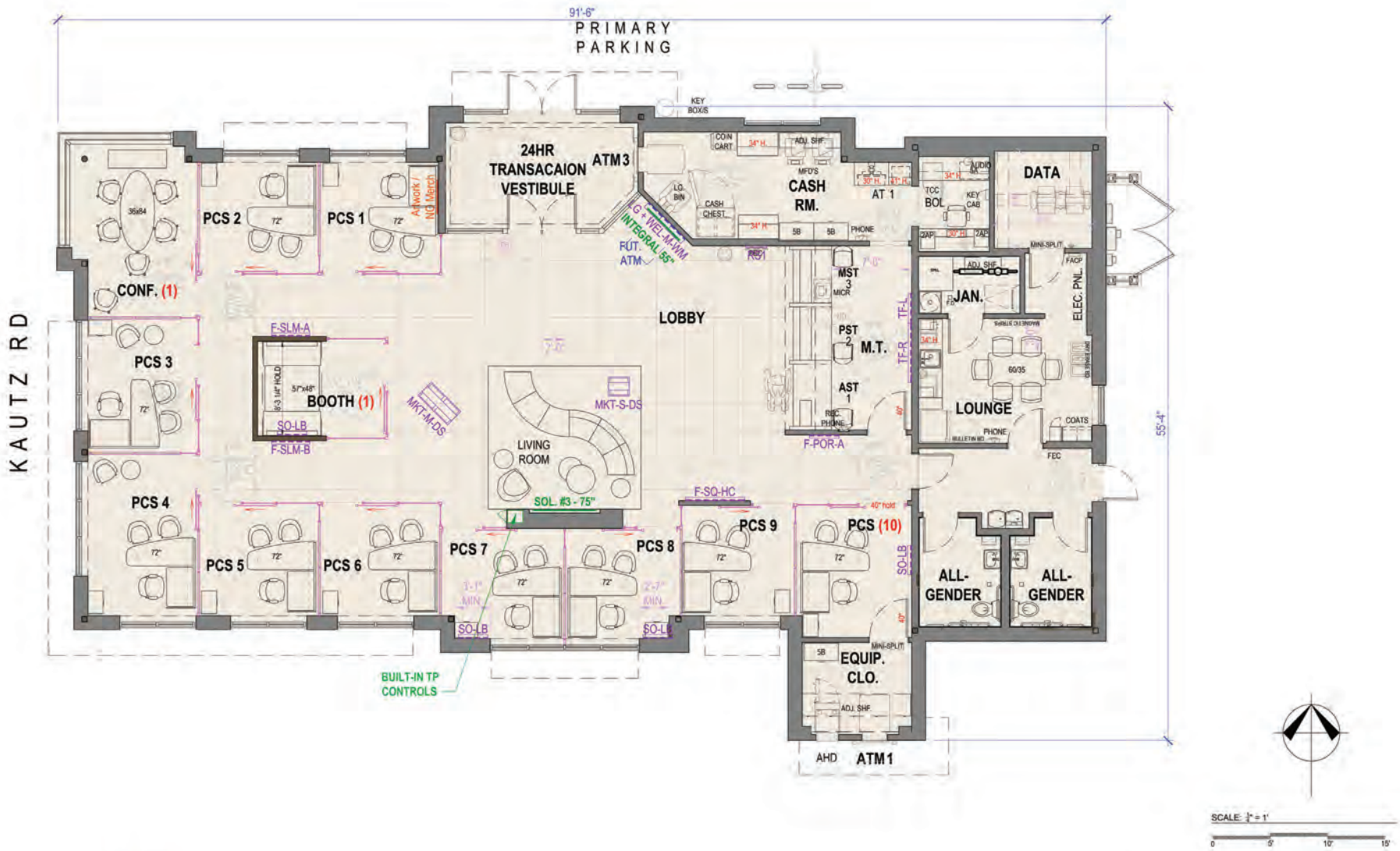
#	Date	Comments

Revisions

Drawn By: JJM
Checked By:
Date:3/5/2026

JPMC ST. CHARLES, IL
LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS



CHASE

ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

FLOOR PLAN

05.22.26

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW

tap



WEST ELEVATION





NORTH ELEVATION

NOTE:
-PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS, MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA. IN LIEU OF FIBER CEMENT NICHIHA IN COLOR "BARK", BRICK IN COLOR "MIDNIGHT" WILL BE PROPOSED, AS WELL AS "PLATINUM" BRICK IN LIEU OF NICHIHA IN COLOR "ASH"..

SCALE: 1" = 1'

0 5' 10' 15'

CHASE

ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

05.22.26

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW

tap



EAST ELEVATION





SOUTH ELEVATION

CHASE

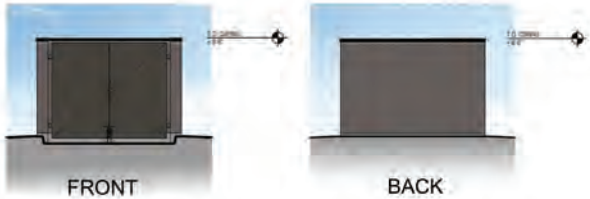
ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

05.22.26

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW

TRASH ENCLOSURE





BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE BRICKS

COPPING CAP
COLOR: MATTE BLACK STEEL
PETERSEN ALUMINUM

GATES PAINT
COLOR: SEALSKIN
SW 7675
SHERWIN WILLIAMS

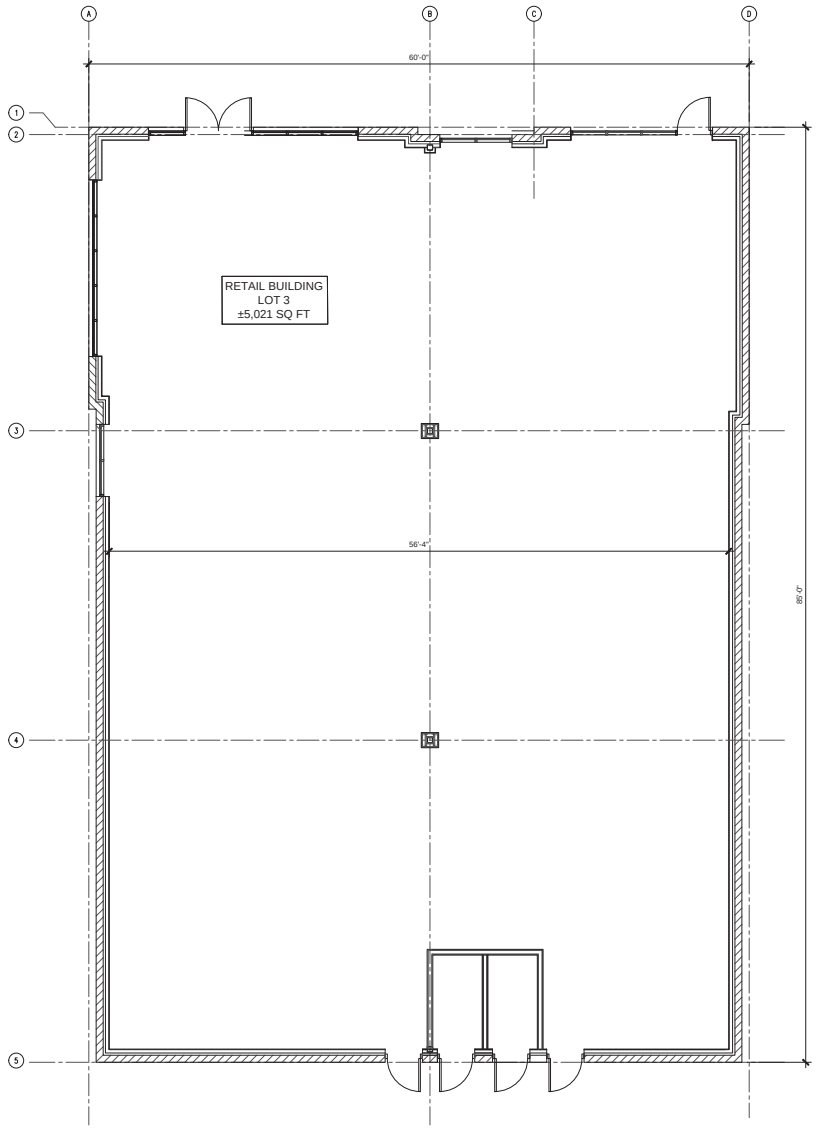
CHASE

ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

01.30.26

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW



1 FLOOR PLAN

SCALE: 3/16"=1'-0"

0 1' 2' 4' 8'

20% PRELIMINARY DESIGN PACKAGE

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Vequity
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Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners

ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com

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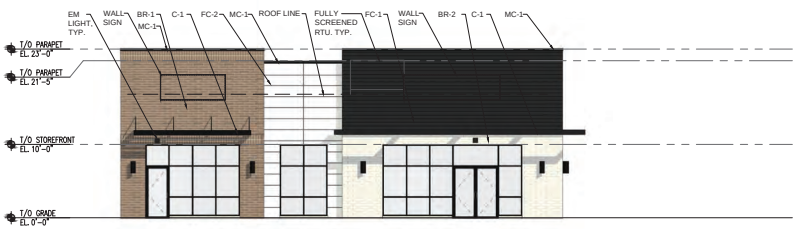
PROJECT # 2514-10
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FLOOR PLAN

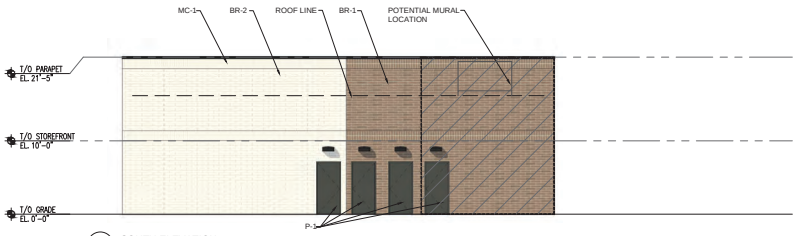
A3.01



1 NORTH ELEVATION

SCALE: 1/8"=1'-0"

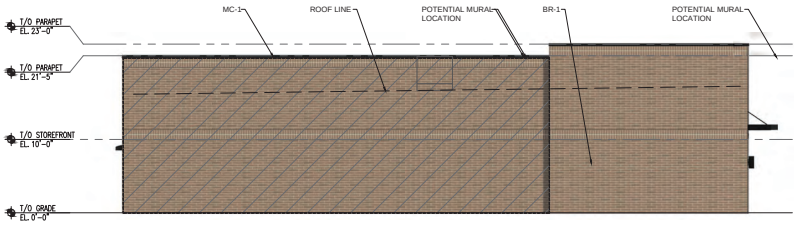
0 2 4 8 16'



2 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

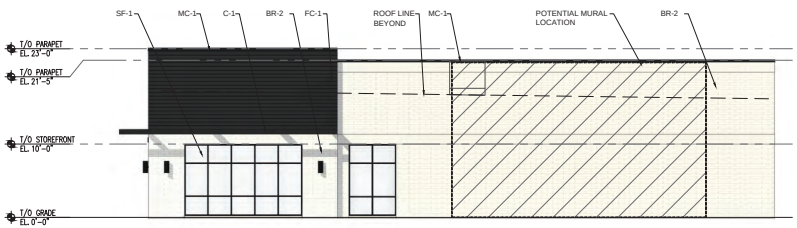
0 2 4 8 16'



3 EAST ELEVATION

SCALE: 1/8"=1'-0"

0 2 4 8 16'



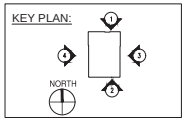
4 WEST ELEVATION

SCALE: 1/8"=1'-0"

0 2 4 8 16'

NOTE:
- SIGNAGE UNDER SEPARATE PERMIT
- ALL STOREFRONTS WILL BE CLEAR GLASS.
- MURAL DESIGNS ARE CONCEPTUAL AND SUBJECTED TO CHANGE.

KEY PLAN:



MATERIAL SCHEDULE

LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHIHA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-2	FIBER CEMENT PANEL		NICHIHA	ILLUMINATION SERIES, WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

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Suite 300
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Email info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners

ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

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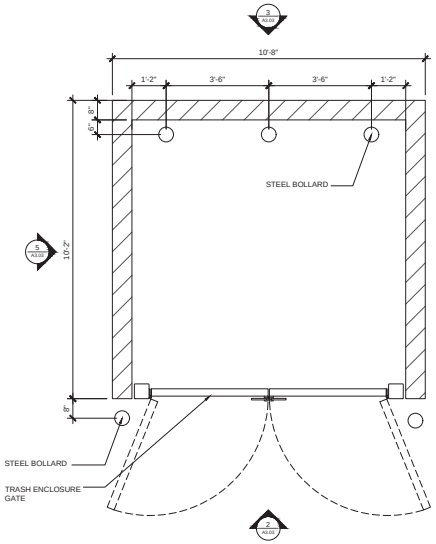
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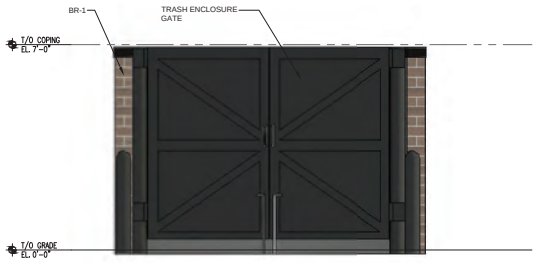
GENERIC COLOR EXTERIOR ELEVATIONS

A3.02

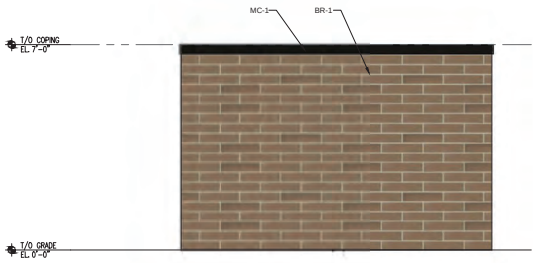


1 ENLARGED PLAN
SCALE: 1/2"=1'-0"

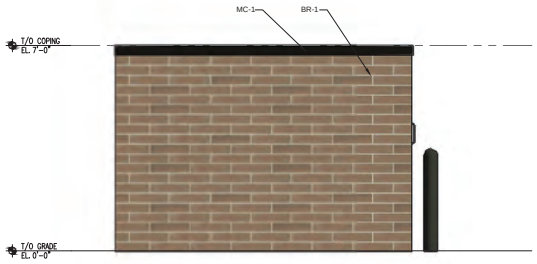
NOTE:
SEE A3.02 FOR MATERIAL SCHEDULE



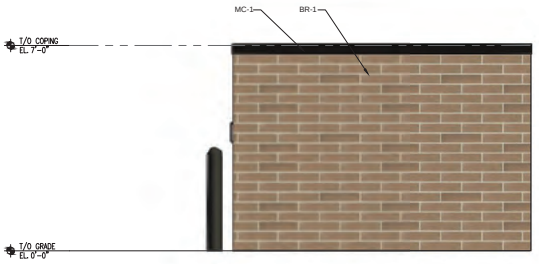
2 WEST ELEVATION
SCALE: 1/2"=1'-0"



3 EAST ELEVATION
SCALE: 1/2"=1'-0"



4 NORTH ELEVATION
SCALE: 1/2"=1'-0"



5 SOUTH ELEVATION
SCALE: 1/2"=1'-0"

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Suite 300
Chicago, IL 60607
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Email info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners

ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
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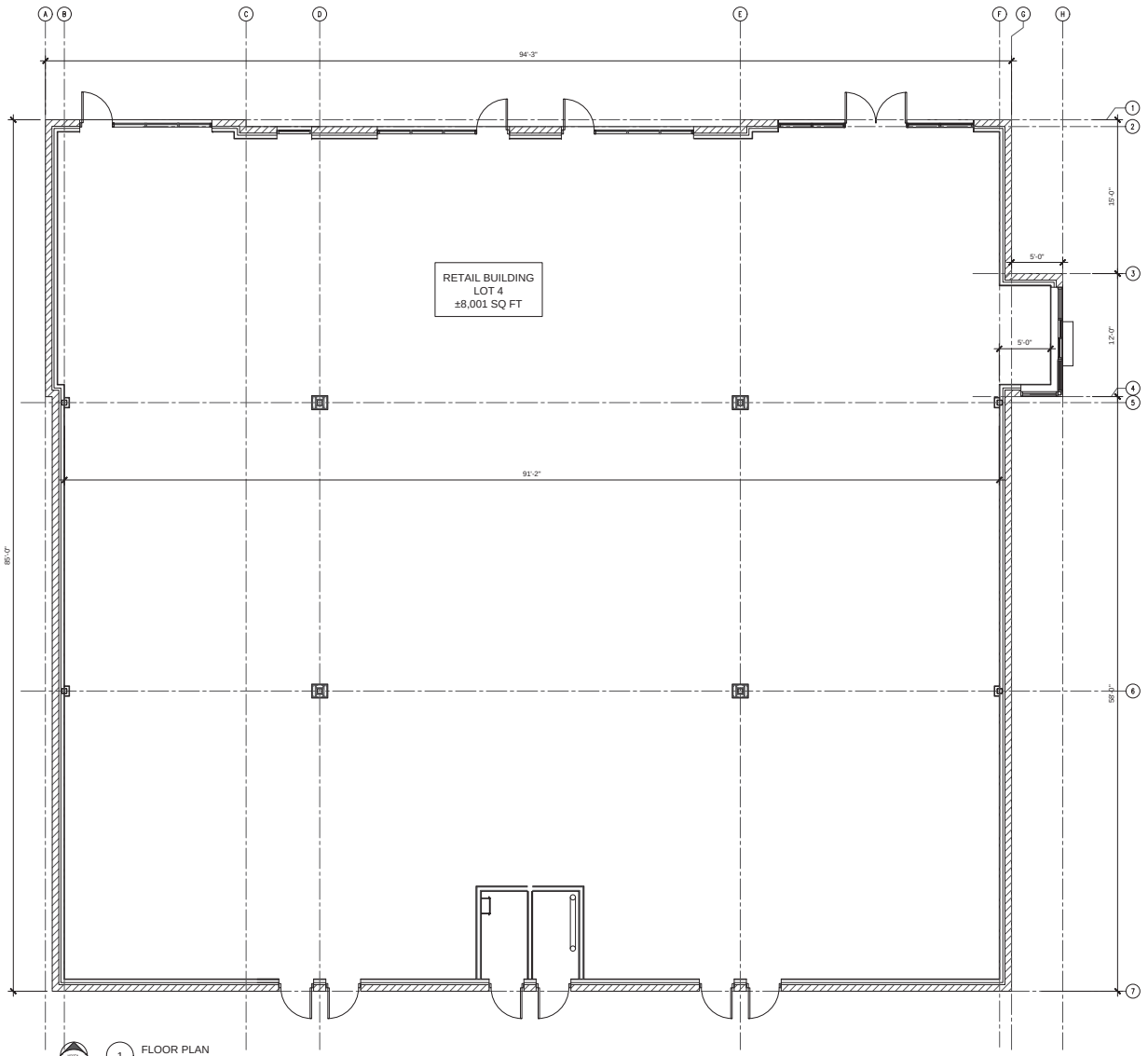
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ST CHARLES, IL 60174

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COLOR ELEVATIONS TRASH ENCLOSURE

A3.03



1 FLOOR PLAN
SCALE: 3/32"=1'-0"

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Suite 300
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ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
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4015 E MAIN ST.
ST CHARLES, IL 60174

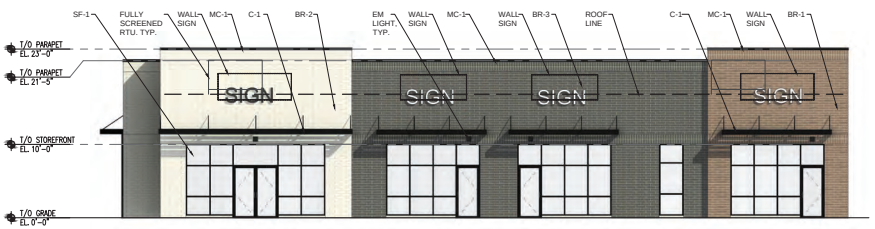
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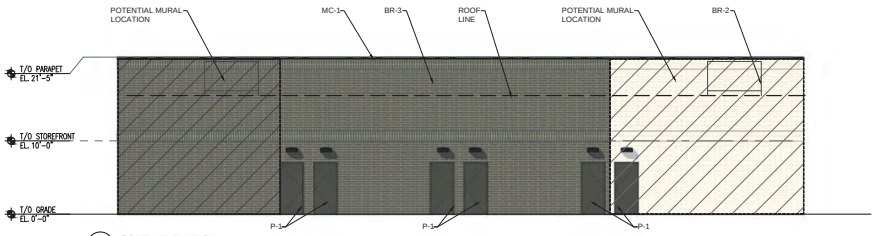
DATE:	ISSUED FOR:
03/13/26	ISSUED FOR CLIENT REVIEW

FLOOR PLAN

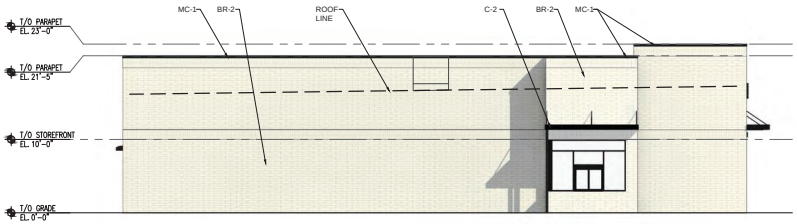
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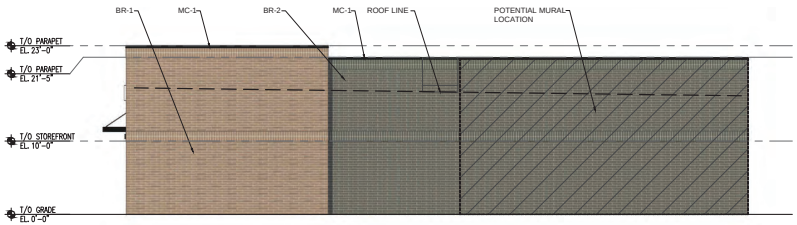
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"
0 2 4 8 16'



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
0 2 4 8 16'



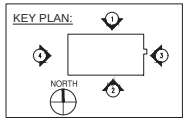
3 EAST ELEVATION
SCALE: 1/8"=1'-0"
0 2 4 8 16'



4 WEST ELEVATION
SCALE: 1/8"=1'-0"
0 2 4 8 16'

NOTE:
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- ALL STOREFRONTS WILL BE CLEAR GLASS.
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KEY PLAN:



MATERIAL SCHEDULE

LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-3	BRICK		ECHELON	QT BLACK	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

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CLIENT:
vequity | real estate realized
Vequity
226 N Morgan Street
Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:
ILEKIS architects + planners
ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
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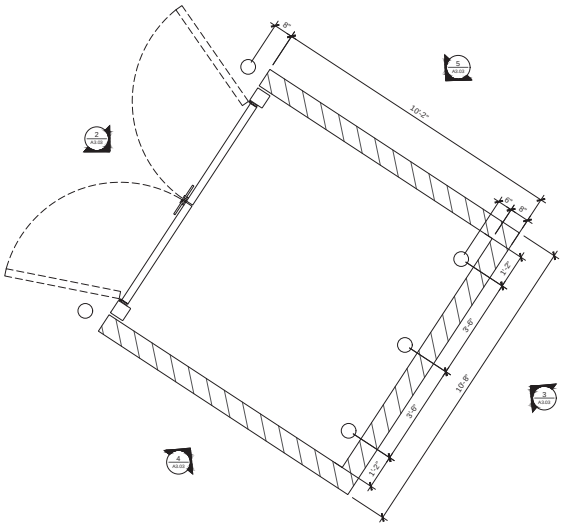
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LOT 4
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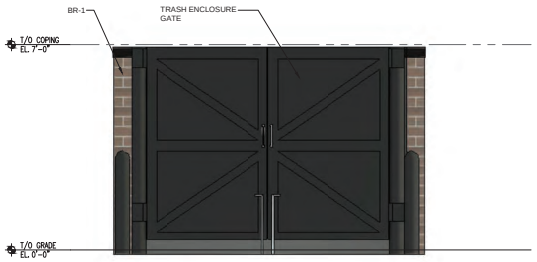
GENERIC COLOR EXTERIOR ELEVATIONS

A3.02

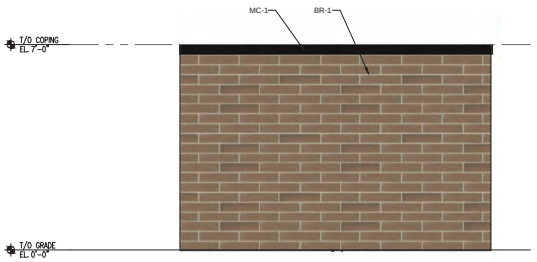


1 ENLARGED PLAN
SCALE: 1/2"=1'-0"

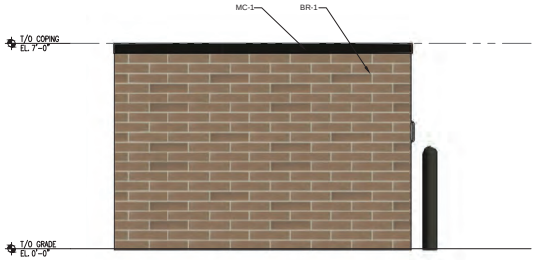
NOTE:
SEE A3.02 FOR MATERIAL SCHEDULE



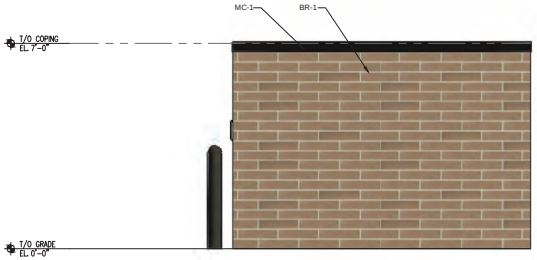
2 WEST ELEVATION
SCALE: 1/2"=1'-0"



3 EAST ELEVATION
SCALE: 1/2"=1'-0"



4 NORTH ELEVATION
SCALE: 1/2"=1'-0"



5 SOUTH ELEVATION
SCALE: 1/2"=1'-0"

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CLIENT:
vequity
Vequity
226 N Morgan Street
Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
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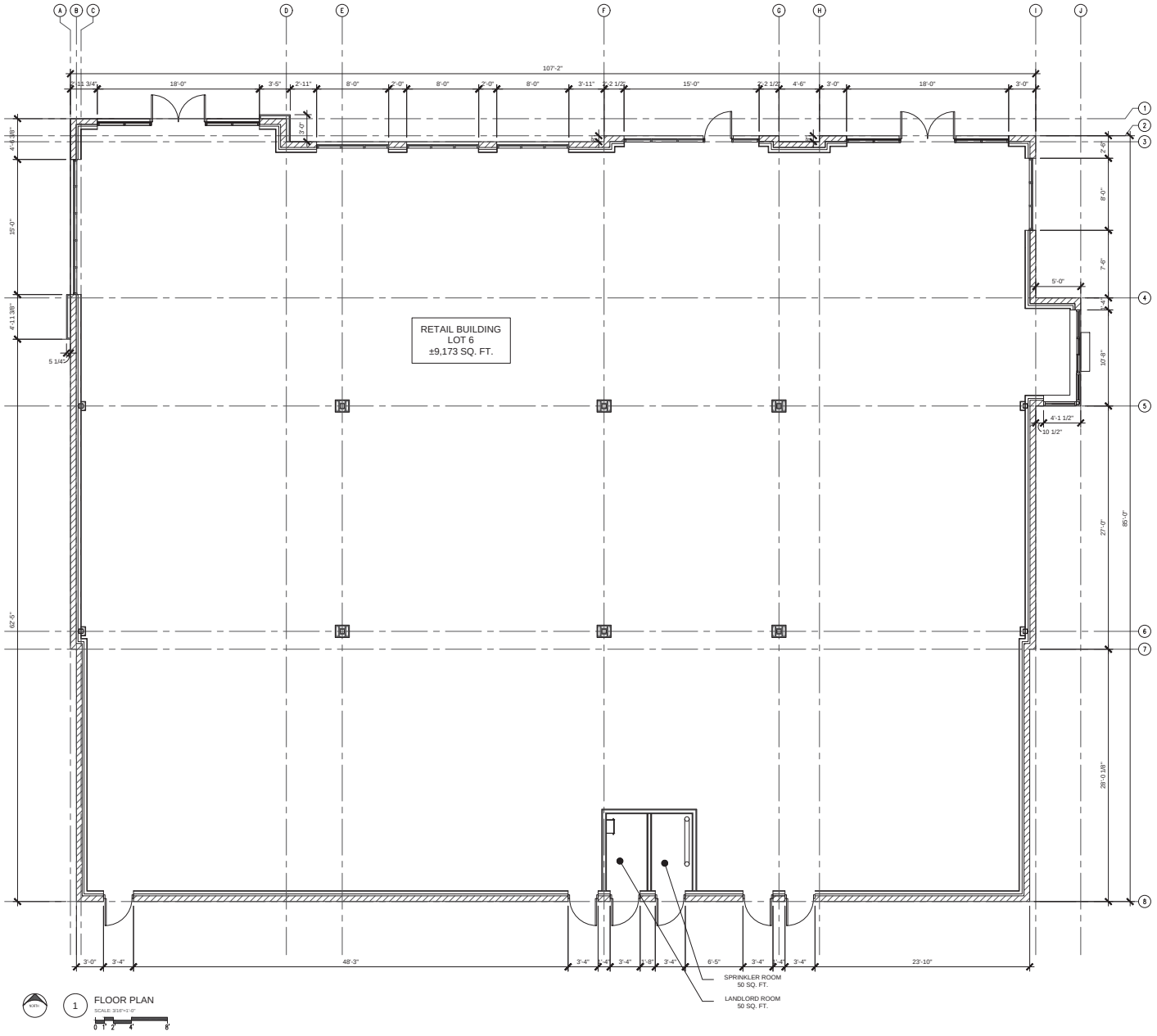
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COLOR ELEVATIONS TRASH ENCLOSURE

A3.03



1 FLOOR PLAN
SCALE: 3/16"=1'-0"

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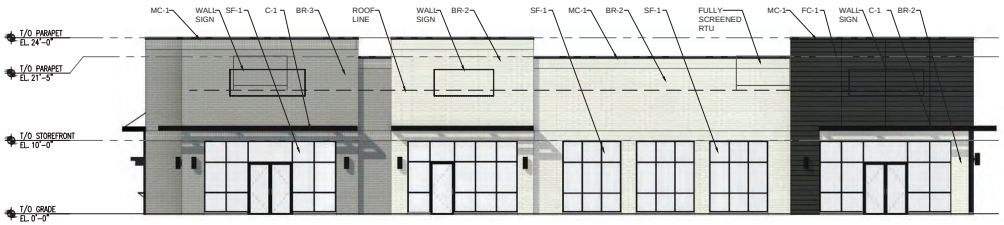
PROJECT # 2514-11
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20% PRELIMINARY DESIGN
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FLOOR PLAN

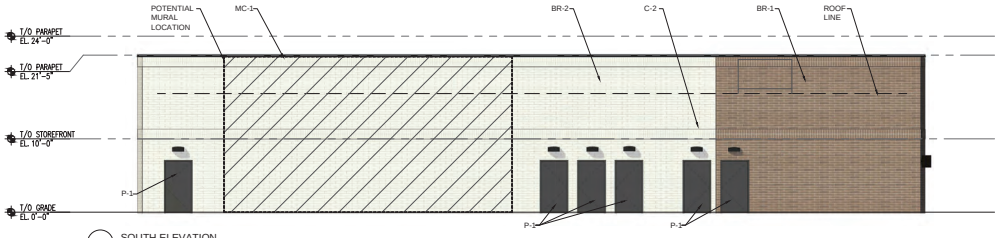
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1 NORTH ELEVATION

SCALE: 1/8"=1'-0"

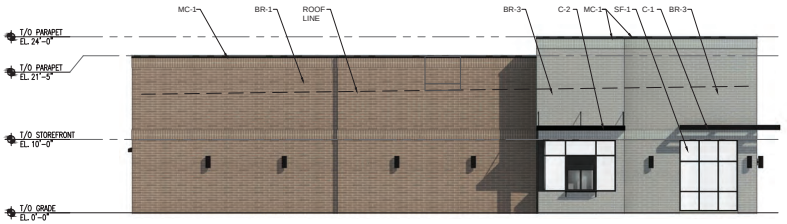
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2 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

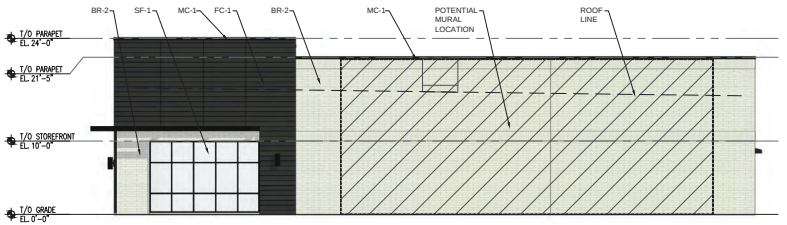
0 2 4 8 16'



3 EAST ELEVATION

SCALE: 1/8"=1'-0"

0 2 4 8 16'



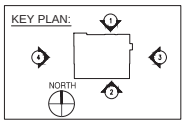
4 WEST ELEVATION

SCALE: 1/8"=1'-0"

0 2 4 8 16'

NOTE:
- SIGNAGE UNDER SEPARATE PERMIT
- ALL STOREFRONTS WILL BE CLEAR GLASS.
- MURAL DESIGNS ARE CONCEPTUAL AND SUBJECTED TO CHANGE.

KEY PLAN:



MATERIAL SCHEDULE

LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-3	BRICK		ECHELON	DARK GREY	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHIHA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	BLACK	

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

CLIENT:

vequity | real estate realized

Vequity
226 N Morgan Street
Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners

ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com

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NOTE:

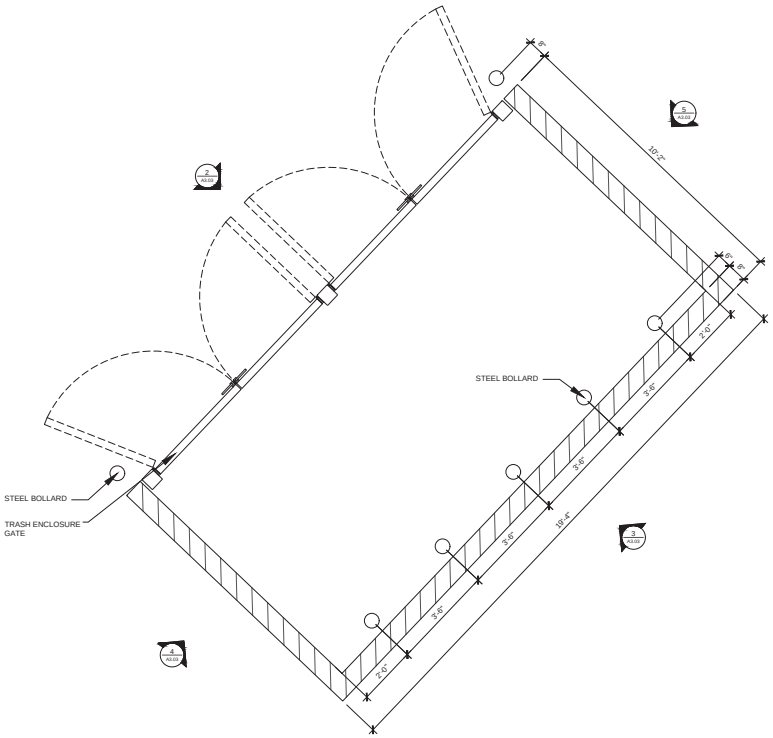
PROJECT # 2514-11
LOT 6
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174

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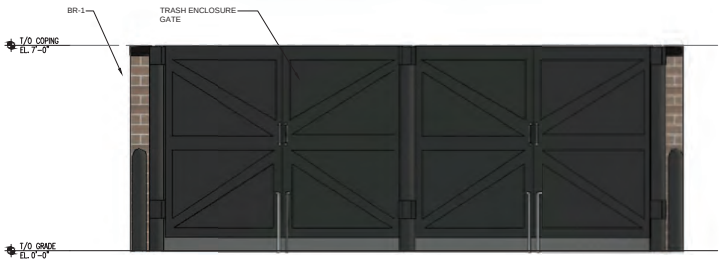
EXTERIOR COLOR ELEVATIONS

A3.02

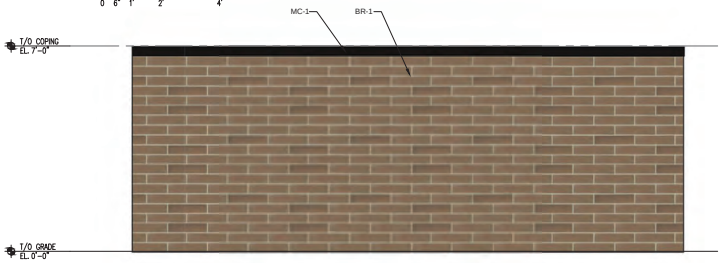


1 ENLARGED PLAN
SCALE: 1/2"=1'-0"

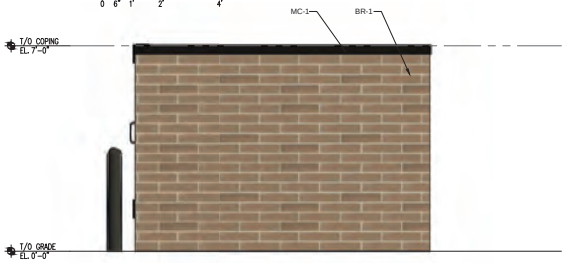
NOTE:
SEE A3.02 FOR MATERIAL SCHEDULE



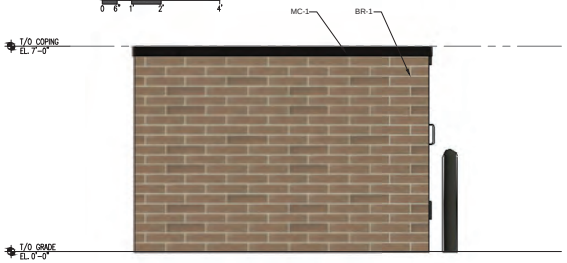
2 WEST ELEVATION
SCALE: 1/2"=1'-0"



3 EAST ELEVATION
SCALE: 1/2"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/2"=1'-0"



5 EAST ELEVATION
SCALE: 1/2"=1'-0"

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NOTE:

PROJECT # 2514-11
LOT 6
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174

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DATE:	ISSUED FOR:
03/13/26	ISSUED FOR CLIENT REVIEW

COLOR ELEVATIONS TRASH ENCLOSURE

A3.03



1 PERSPECTIVE VIEW
SCALE: N.T.S



2 PERSPECTIVE VIEW
SCALE: N.T.S

NOTE:

MURAL DESIGNS ARE CONCEPTUAL AND SUBJECTED TO CHANGE.

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CITY APPROVAL

CLIENT:

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NOTE:

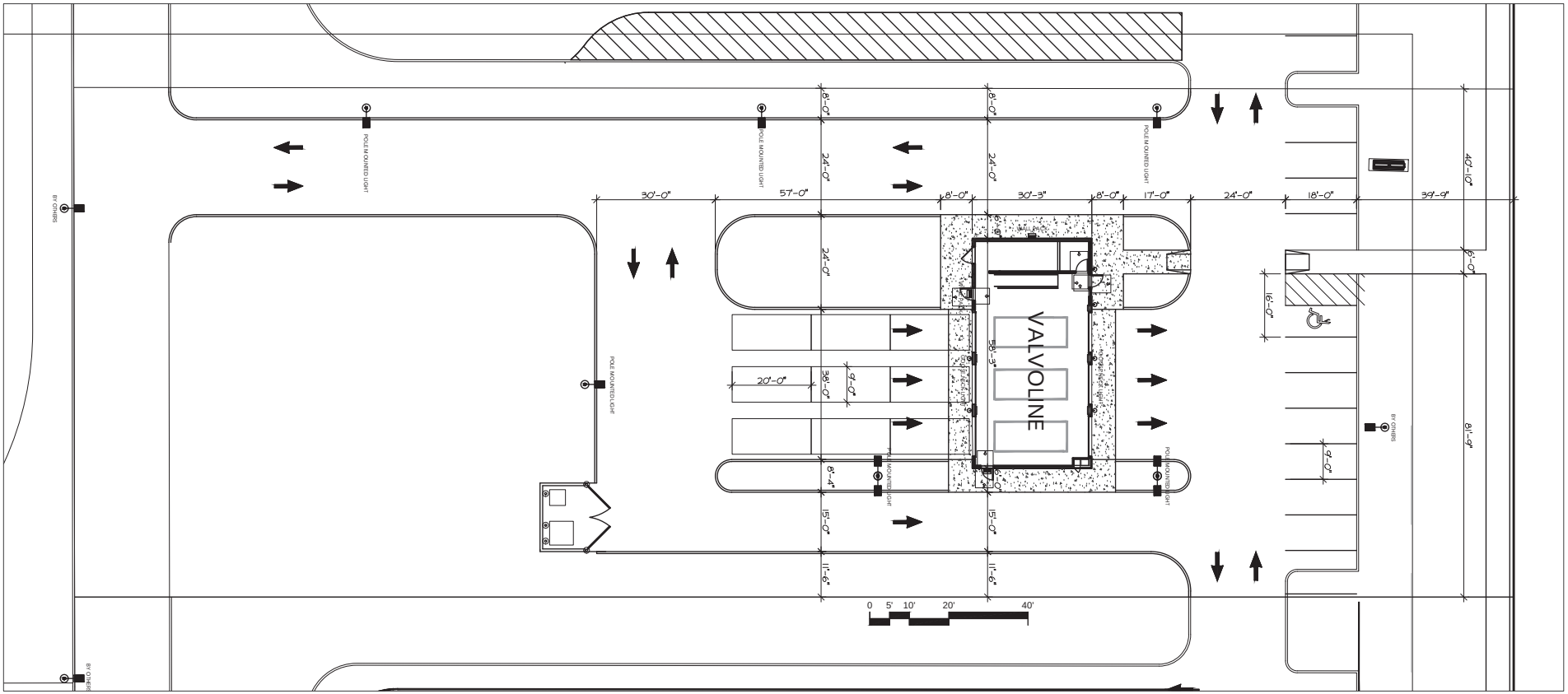
PROJECT # 2514-11
LOT 6
20% PRELIMINARY DESIGN
4015 E MAIN ST.
ST CHARLES, IL 60174

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DATE:	ISSUED FOR:
03/13/26	ISSUED FOR CLIENT REVIEW

PERSPECTIVE VIEWS
GENERIC VERSION

A3.04



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

Site Plan

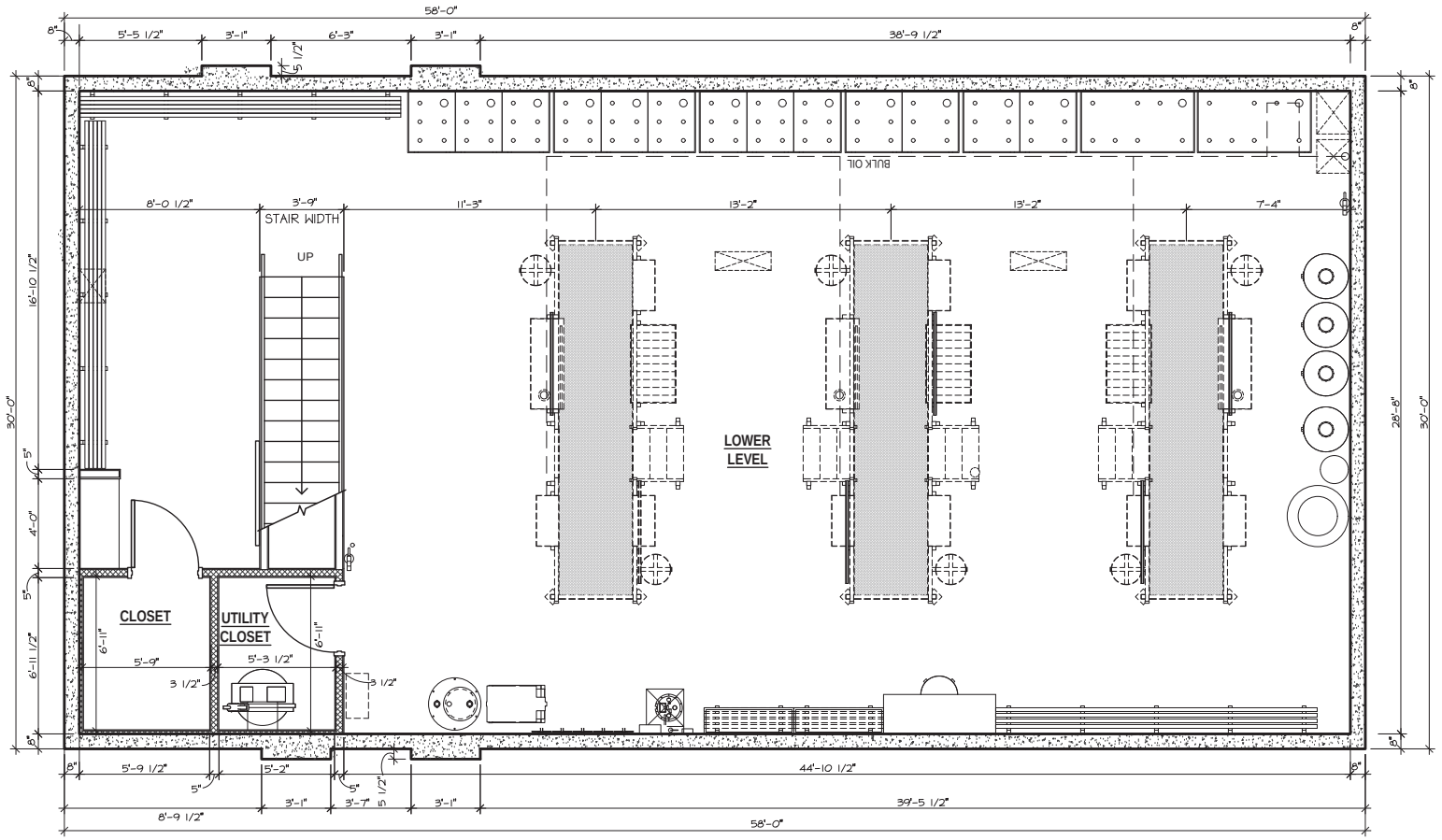
0 2' 5' 10' 20'

N

ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

N

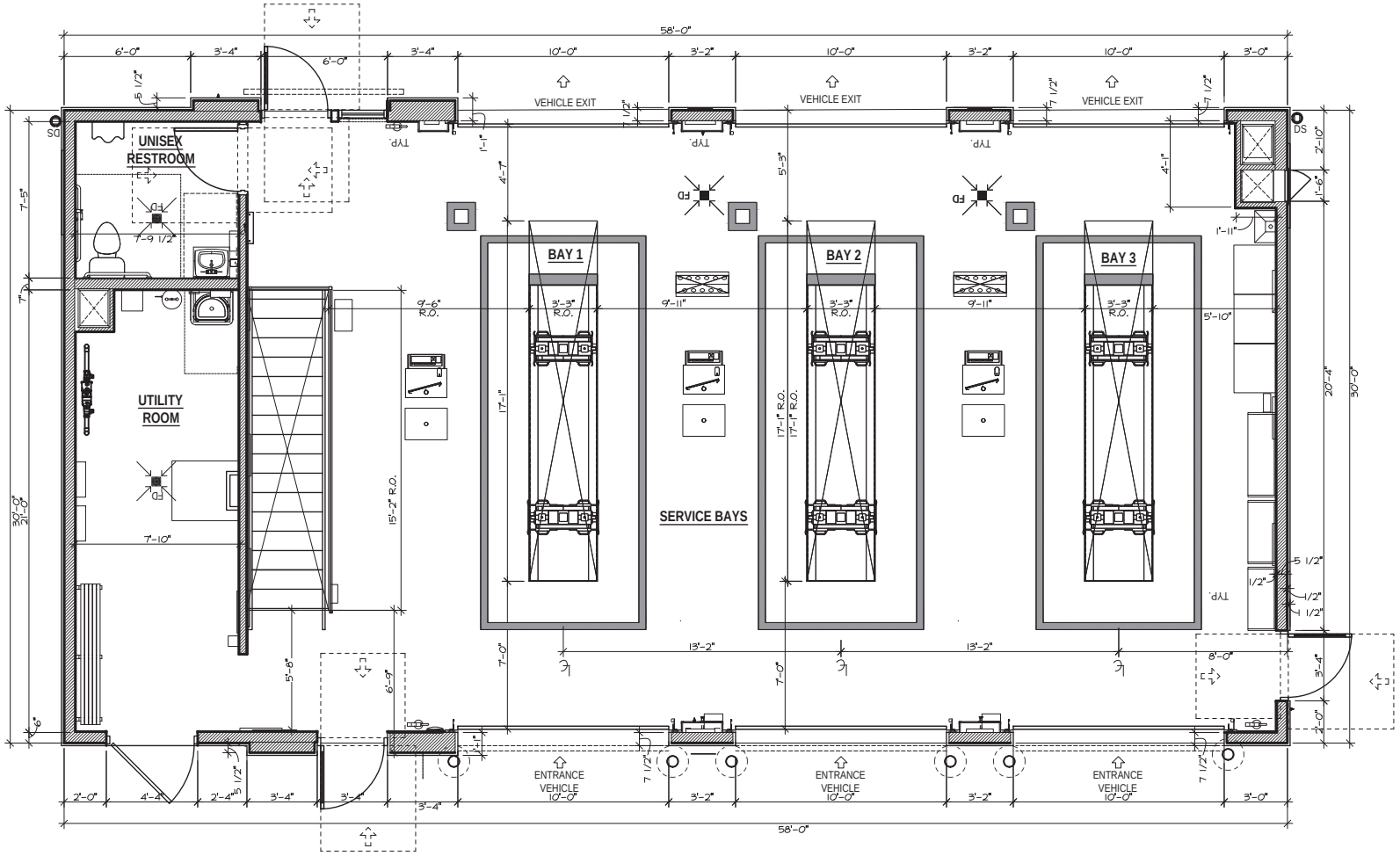
Basement Plan

0 2' 4' 8' 20'

ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

N

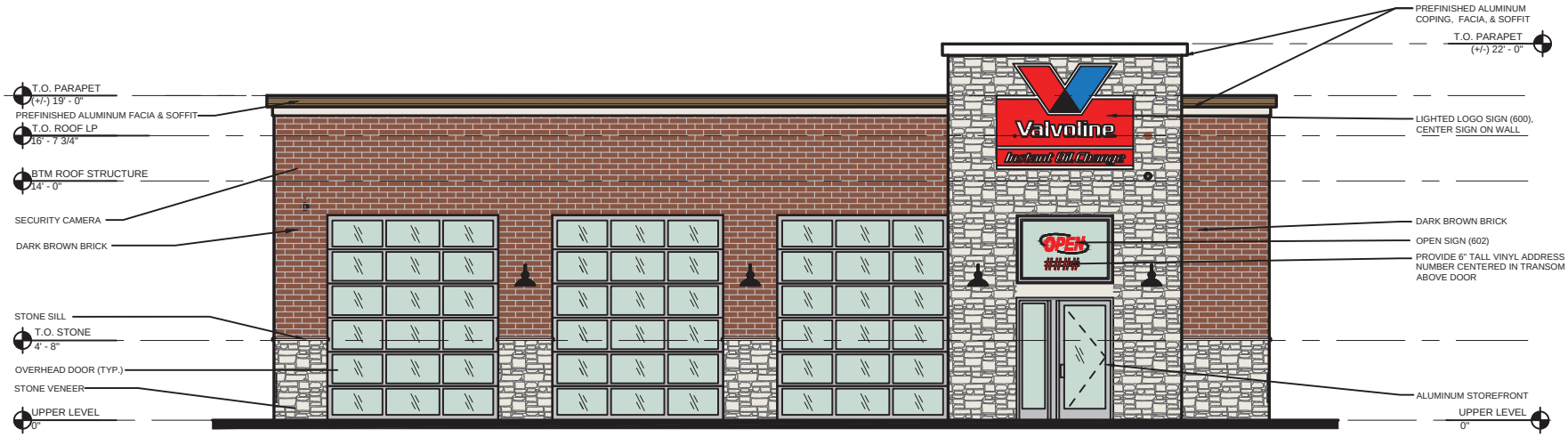
1st Floor Plan

0 2' 4' 8' 20'

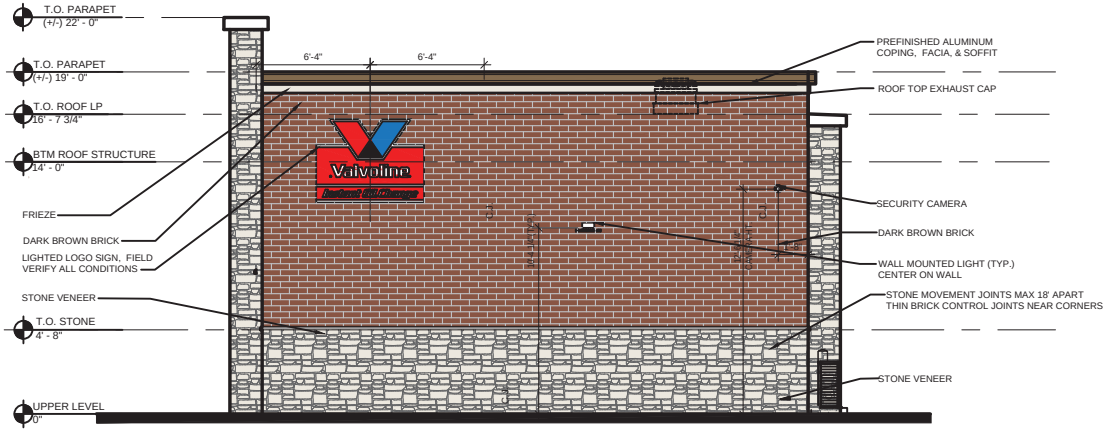
ARCHAMERICA

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Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



Front



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

Elevations

0 2' 5' 10' 20'

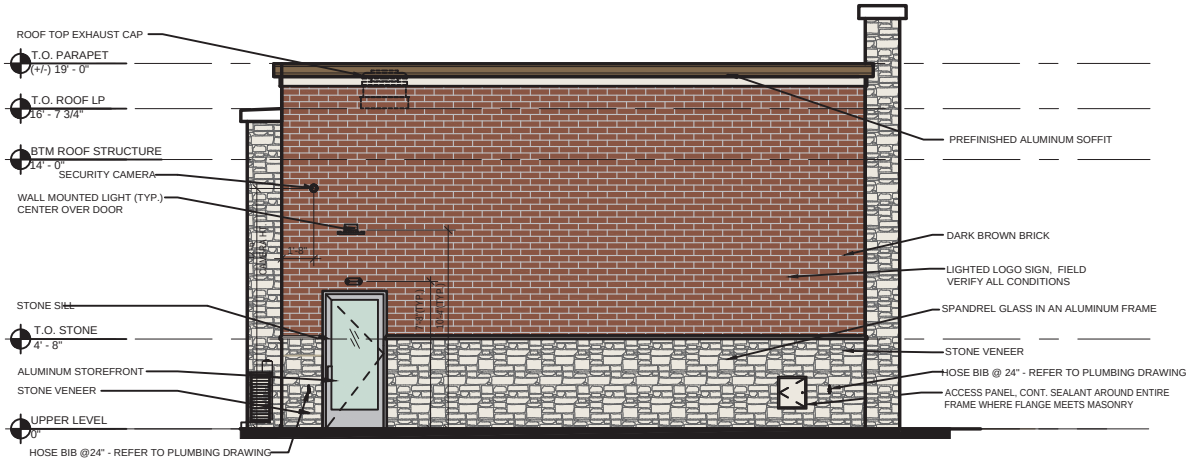
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Grayslake, Illinois 60030

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Fax 847-336-6601



Rear



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

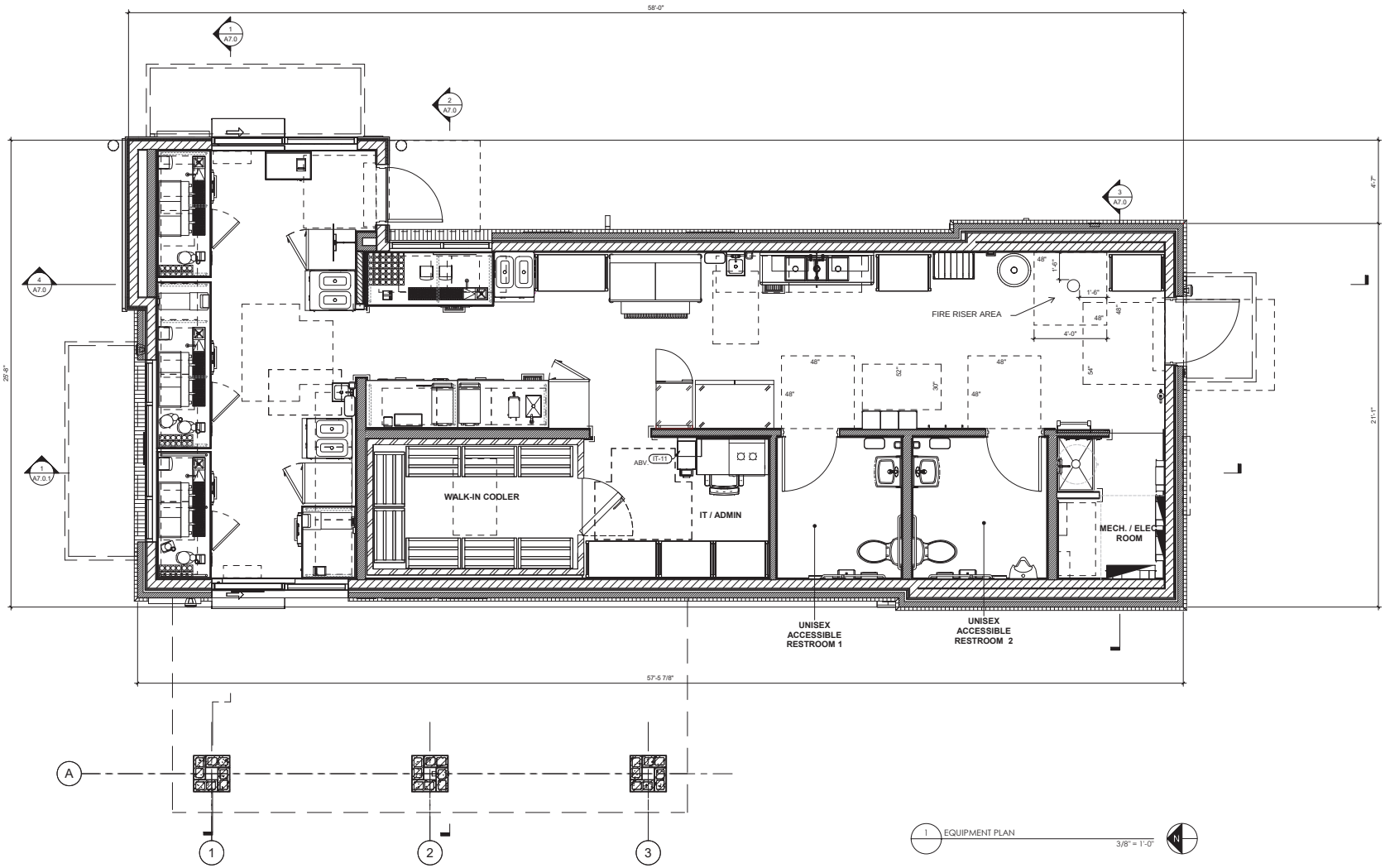
Elevations

0 2' 5' 10' 20'

ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



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DUTCH BROS

CHIPMAN DESIGN ARCHITECTURE INC
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FIRST FLOOR EAST
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TEL: 847.298.8900

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Project No: IL0603

Dutch Bros Coffee - New Freestanding Store
405 E Main St.
St. Charles, IL 60174
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

ANNIHILATOR-A1

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

03.18.26

REV:	DATE:	DESCRIPTION:

SHEET NAME:

EQUIPMENT PLAN

DRAWN BY: Author CHECKED BY: Checker

SHEET NUMBER:

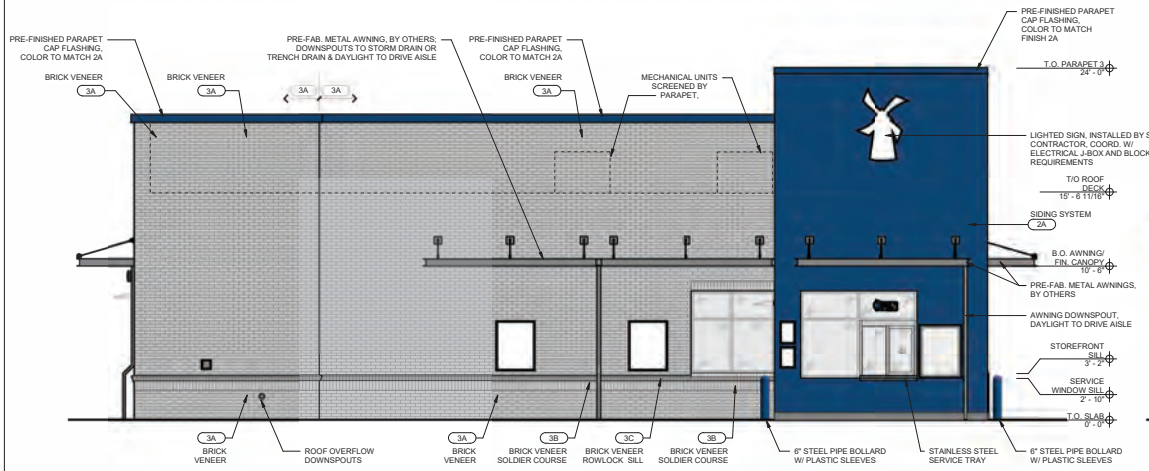
A1.0

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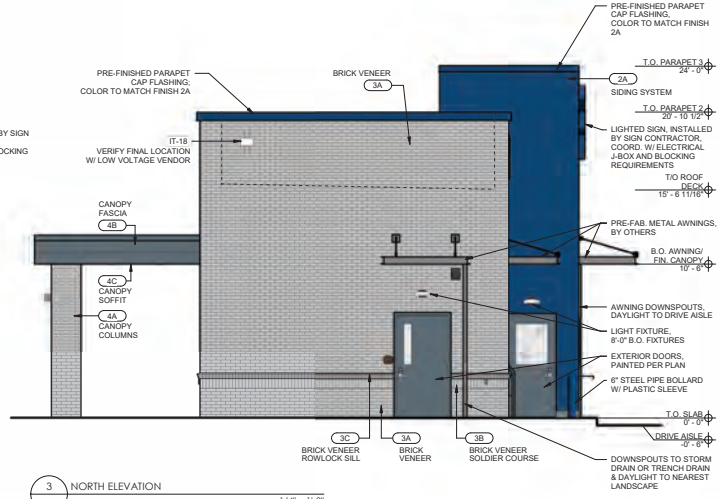
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY

NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY

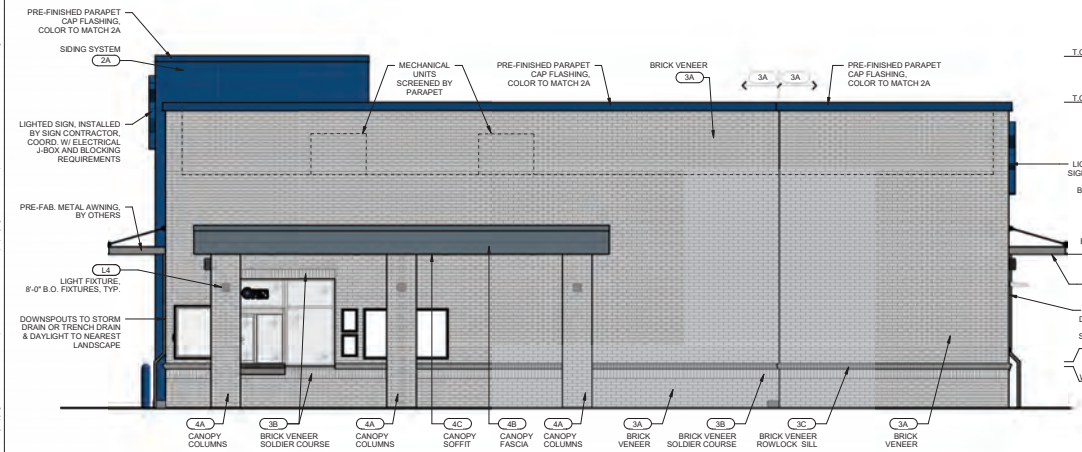
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS
ZONE 1 (BODY) & 3 (BASE)				
3A	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: RUNNING BOND PATTERN
3B	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: SOLDIER COURSE
3C	BRICK VENEER	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: ROWLOCK SILL
ZONE 2 (TOWER)				
2A	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W / FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE
ZONE 4 (FRAMED CANOPY)				
4A	COLUMNS	GLEN-GERY	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8"W X 7-5/8"L)	COLOR: STONE GREY KLAYCOAT INSTALL: RUNNING BOND PATTERN
4B	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY
4C	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED



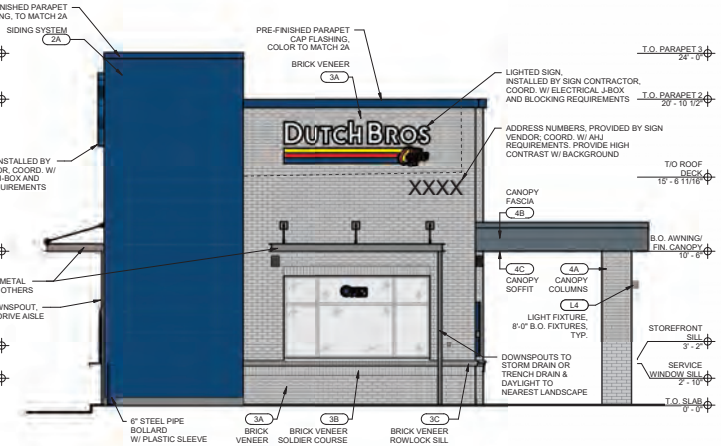
4 EAST ELEVATION - DRIVE-THRU WINDOW
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION - WALK-UP WINDOW
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

DUTCH BROS

CHIPMAN DESIGN ARCHITECTURE INC
1350 E TOUHY AVE
SUITE E200 EAST
DES PLAINES, IL 60018
TEL: 847.298.4900

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ANNIHILATOR-A1

Project No: IL0603

Dutch Bros Coffee - New Freestanding Store
4051 E Main St.
St. Charles, IL 60174
For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

A1 PROTOTYPE 11/20/2025

ENTITLEMENTS

03.18.26

REV:	DATE:	DESCRIPTION:

SHEET NAME:

BUILDING ELEVATIONS - COLOR

DRAWN BY: CB | CHECKED BY: EK

SHEET NUMBER:

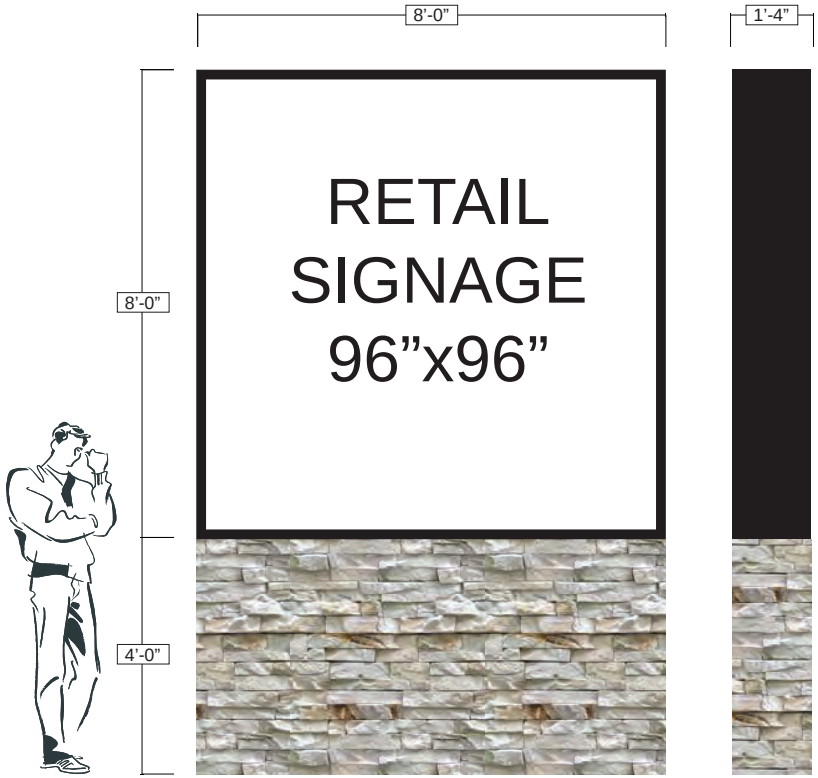
A6.1

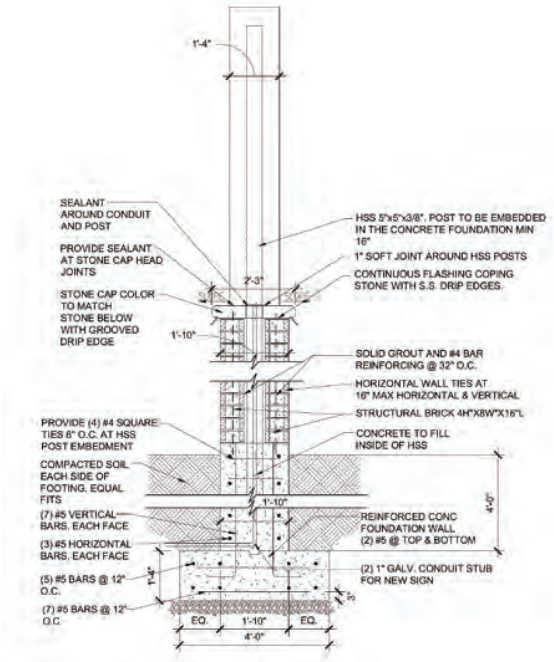
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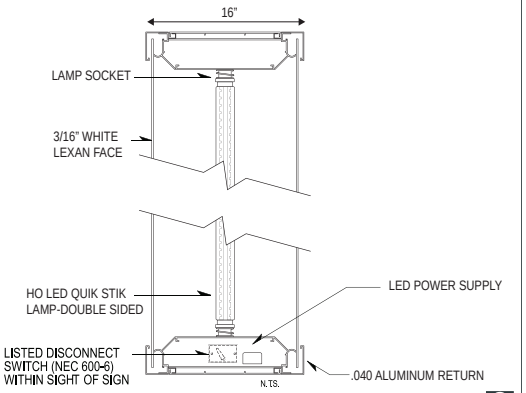
SIGN TYPE 1

SIGN 1.X





DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



SPECIFICATIONS

-**QUANTITY:** (9) DOUBLE SIDED ILLUMINATED SIGN CABINET
-**FRAME:** 2" ALUMINUM WELDED FRAME
-**SKIN:** .080 ALUMINUM PAINTED
-**ILLUMINATION:** WHITE LED QUIK STICKS
-**FACES:** (1) TENANT INSERTS- 3/16" LEXAN
-**GRAPHICS:** N/A NOT INCLUDED
-**MOUNTING:** (2) 5"x5" HSS POSTS
-**HEIGHT ABOVE GRADE:** 12'-0"
-**SIGN DIMENSIONS:** 96"x96"
-**TOTAL SQUARE FEET:** 64 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO POWER/SUPPLIED BY CUSTOMER
-**UL LISTED:** YES

COLOR SCHEDULE

- **WHITE-LEXAN INSERTS**
- **BLACK-SIGN CABINET & BRICK CAP**
- **STONE BRICK VENEER/TBD**

ATTENTION

-CONCRETE WORK TO BE PERFORMED BY OTHERS.
-STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
-MASONRY WORK TO BE PERFORMED BY OTHERS.
-ELECTRICAL WORK TO BE PERFORMED BY OTHERS.

ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: **1.** A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

*The rendering depicts the approximate size and color. Final product may vary.

your **image** is our **priority**.

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SIGNS3, Inc.
FULL SERVICE SIGN COMPANY
FULL SERVICE SIGN COMPANY
207 Gail Ct. S.
Prospect Heights, IL 60070
info@signs3.com
signs3.com
847.222.0505

CLIENT

vequity

CORPORATE:
226 N. MORGAN ST. SUITE 300
CHICAGO, IL 60607

LOCATION:
4051 E. MAIN ST.
ST. CHARLES, IL 60174

PROJECT

DATE:	06/20/2025
	Vequity 4051 E Main St. Charles 06202025.ai
ACCOUNT REP:	JD
DESIGNER:	NP
DESIGN TIME:	N/A
R1:	00/00/00
R2:	00/00/00
R3:	00/00/00
R4:	00/00/00
R5:	00/00/00

DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"

SACALE: N.T.S.

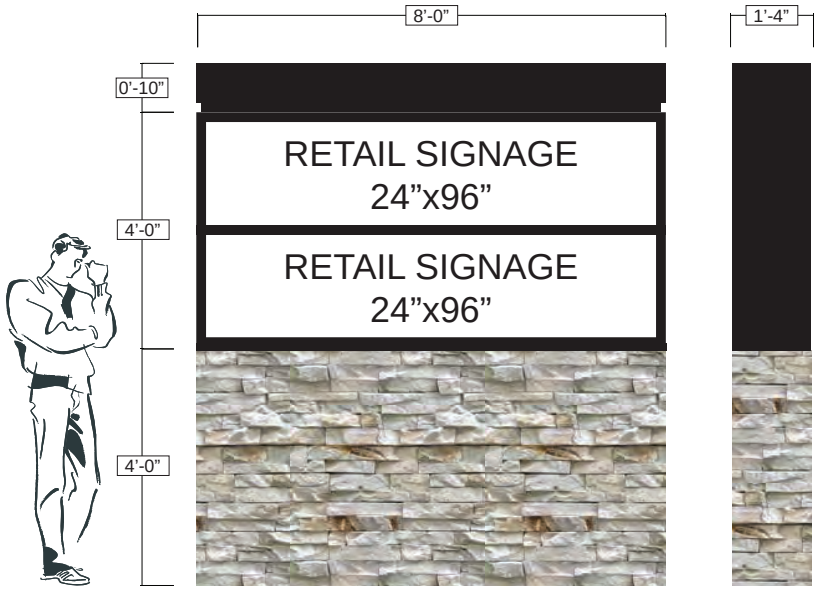
MONUMENT SIGNS

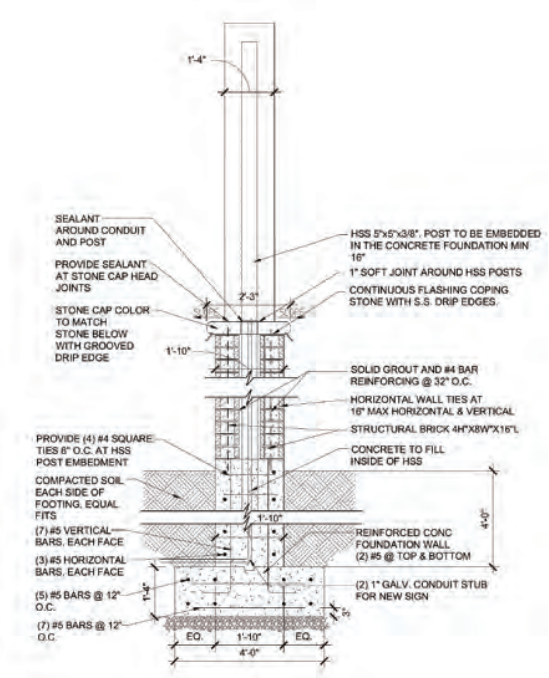
DETAIL

SHEET
1 OF 7

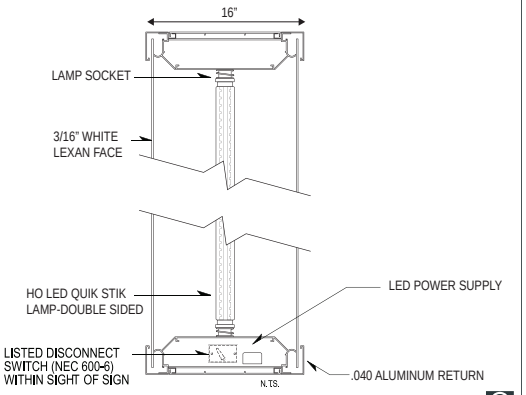
SIGN TYPE 2

SIGN 2.X





DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



SPECIFICATIONS

-**QUANTITY:** (1) DOUBLE SIDED ILLUMINATED SIGN CABINET
-**FRAME:** 2" ALUMINUM WELDED FRAME
-**SKIN:** .080 ALUMINUM PAINTED
-**ILLUMINATION:** WHITE LED QUIK STICKS
-**FACES:** (2) TENANT INSERTS- 3/16" LEXAN
-**GRAPHICS:** N/A NOT INCLUDED
-**MOUNTING:** (2) 5"x5" HSS POSTS
-**HEIGHT ABOVE GRADE:** 12'-0"
-**SIGN DIMENSIONS:** 96"x48"
-**TOTAL SQUARE FEET:** 32 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO POWER/SUPPLIED BY CUSTOMER
-**UL LISTED:** YES

COLOR SCHEDULE

- **WHITE-LEXAN INSERTS**
- **BLACK-SIGN CABINET & BRICK CAP**
- **STONE BRICK VENEER/TBD**

ATTENTION

-CONCRETE WORK TO BE PERFORMED BY OTHERS.
-STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
-MASONRY WORK TO BE PERFORMED BY OTHERS.
-ELECTRICAL WORK TO BE PERFORMED BY OTHERS.

ELECTRICAL NOTES

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CLIENT

vequity

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226 N. MORGAN ST. SUITE 300
CHICAGO, IL 60607

LOCATION:
4051 E. MAIN ST.
ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025
Vequity 4051 E Main St. Charles 06202025.ai
ACCOUNT REP: JD
DESIGNER: NP
DESIGN TIME: N/A
R1: 00/00/00
R2: 00/00/00
R3: 00/00/00
R4: 00/00/00
R5: 00/00/00
DESIGN STATUS:
- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:
DATE:
MUNICIPALITY: ST. CHARLES, IL
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- ☐ APPROVED

PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"
SACALE: N.T.S.

MONUMENT SIGNS

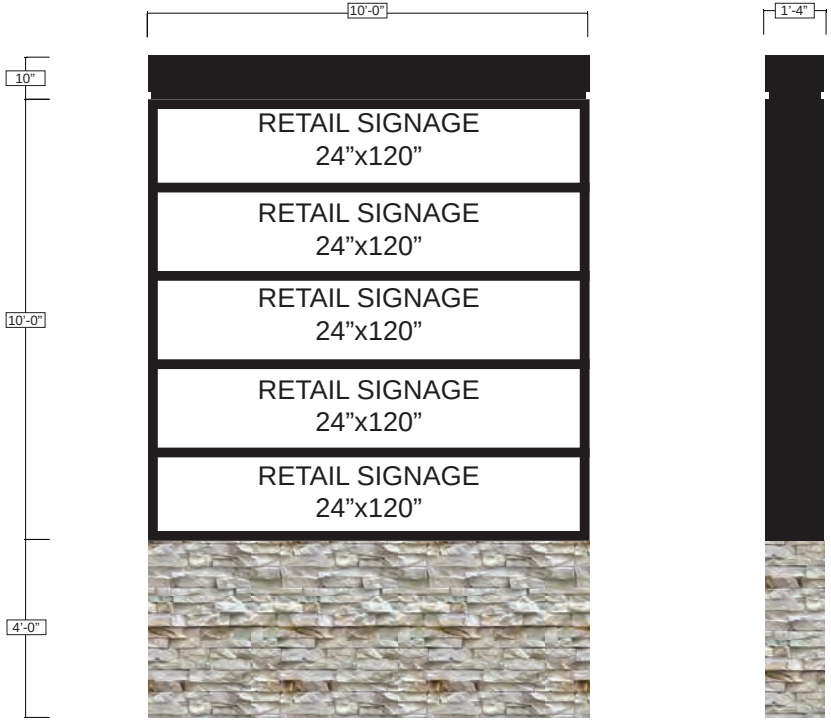
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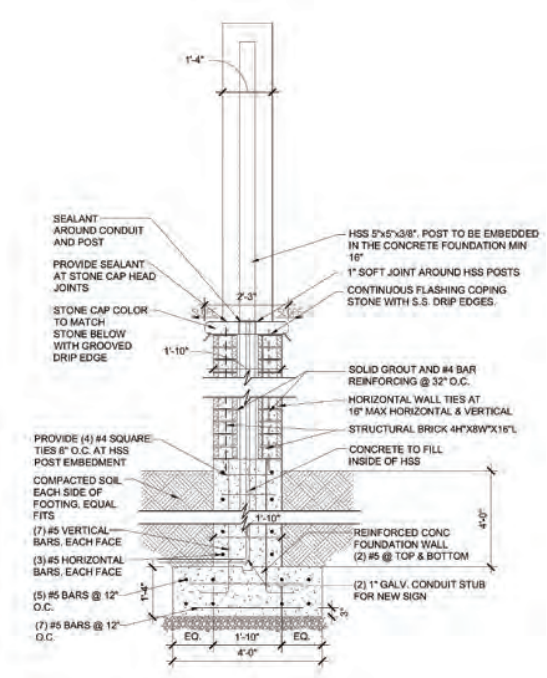
SHEET
2 OF 7

SIGN TYPE 3

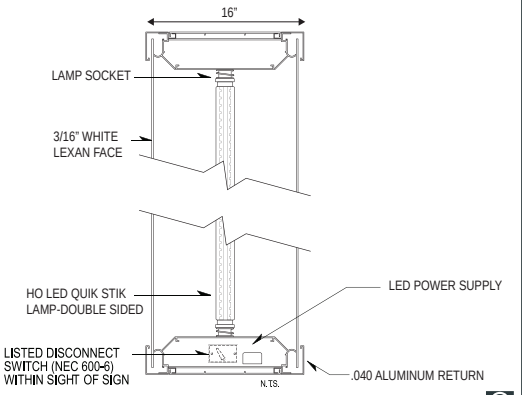
SIGN 3.X







DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



SPECIFICATIONS

-**QUANTITY:** (2) DOUBLE SIDED ILLUMINATED SIGN CABINET
-**FRAME:** 2" ALUMINUM WELDED FRAME
-**SKIN:** .080 ALUMINUM PAINTED
-**ILLUMINATION:** WHITE LED QUIK STICKS
-**FACES:** (5) TENANT INSERTS- 3/16" LEXAN
-**GRAPHICS:** N/A NOT INCLUDED
-**MOUNTING:** (2) 5"x5" HSS POSTS
-**HEIGHT ABOVE GRADE:** 12'-0"
-**SIGN DIMENSIONS:** 120"x120"
-**TOTAL SQUARE FEET:** 100 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO POWER/SUPPLIED BY CUSTOMER
-**UL LISTED:** YES

COLOR SCHEDULE

- **WHITE-LEXAN INSERTS**
- **BLACK-SIGN CABINET & BRICK CAP**
- **STONE BRICK VENEER/TBD**

ATTENTION

-CONCRETE WORK TO BE PERFORMED BY OTHERS.
-STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
-MASONRY WORK TO BE PERFORMED BY OTHERS.
-ELECTRICAL WORK TO BE PERFORMED BY OTHERS.

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DATE:
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PERMIT STATUS:
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SACALE: N.T.S.

MONUMENT SIGNS

DETAIL

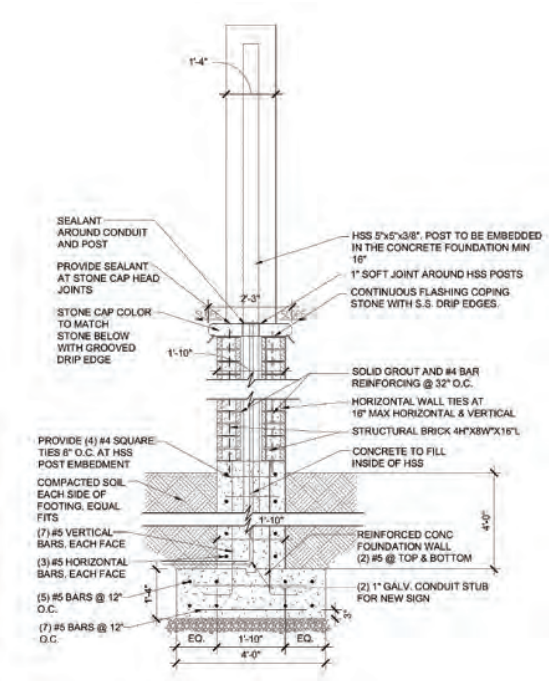
SHEET
3 OF 7

SIGN TYPE 4

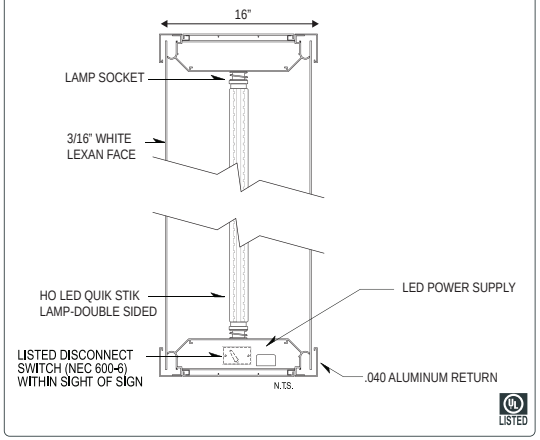
SIGN 4.X







DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



SPECIFICATIONS

-**QUANTITY:** (1) DOUBLE SIDED ILLUMINATED SIGN CABINET
-**FRAME:** 2" ALUMINUM WELDED FRAME
-**SKIN:** .080 ALUMINUM PAINTED
-**ILLUMINATION:** WHITE LED QUIK STICKS
-**FACES:** (8) TENANT INSERTS- 3/16" LEXAN
-**GRAPHICS:** N/A NOT INCLUDED
-**MOUNTING:** (2) 5"x5" HSS POSTS
-**HEIGHT ABOVE GRADE:** 15'-0"
-**SIGN DIMENSIONS:** 120"x120"
-**TOTAL SQUARE FEET:** 100 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO POWER/SUPPLIED BY CUSTOMER
-**UL LISTED:** YES

COLOR SCHEDULE

- **WHITE-LEXAN INSERTS**
- **BLACK-SIGN CABINET & BRICK CAP**
- **STONE BRICK VENEER/TBD**

ATTENTION

-CONCRETE WORK TO BE PERFORMED BY OTHERS.
-STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
-MASONRY WORK TO BE PERFORMED BY OTHERS.
-ELECTRICAL WORK TO BE PERFORMED BY OTHERS.

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R5: 00/00/00
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SIGN:
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PRINT SIZE: ■ 11"x17" ☐ 8.5"x11"
SACALE: N.T.S.

MONUMENT SIGNS

DETAIL

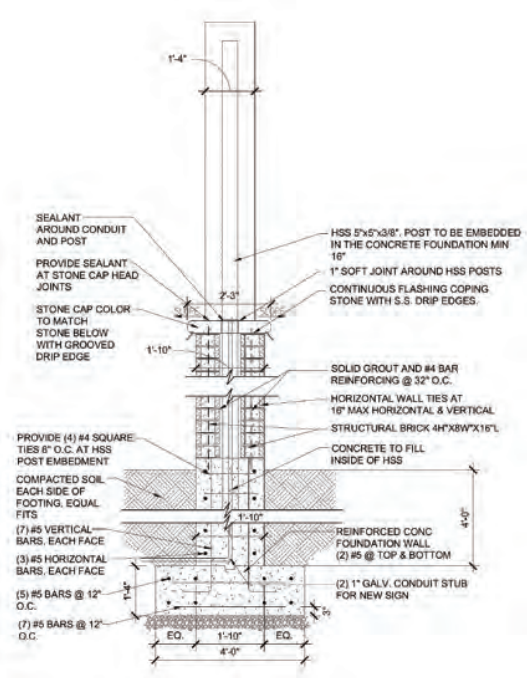
SHEET
4 OF 7

SIGN TYPE 5

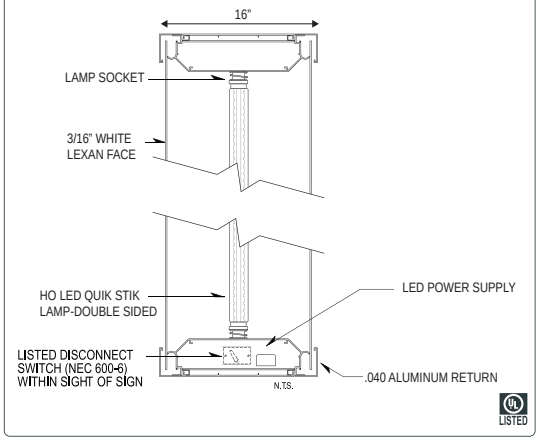
SIGN 5.X







DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



SPECIFICATIONS

-**QUANTITY:** (2) DOUBLE SIDED ILLUMINATED SIGN CABINET
-**FRAME:** 2" ALUMINUM WELDED FRAME
-**SKIN:** .080 ALUMINUM PAINTED
-**ILLUMINATION:** WHITE LED QUIK STICKS
-**FACES:** (8) TENANT INSERTS- 3/16" LEXAN
-**GRAPHICS:** N/A NOT INCLUDED
-**MOUNTING:** (2) 5"x5" HSS POSTS
-**HEIGHT ABOVE GRADE:** 23'-2"
-**SIGN DIMENSIONS:** 120"x192"
-**TOTAL SQUARE FEET:** 160 SF
-**PRIMARY ELECTRICAL REQUIREMENT:** CONNECT TO POWER/SUPPLIED BY CUSTOMER
-**UL LISTED:** YES

COLOR SCHEDULE

- **WHITE-LEXAN INSERTS**
- **BLACK-SIGN CABINET & BRICK CAP**
- **STONE BRICK VENEER/TBD**

ATTENTION

-CONCRETE WORK TO BE PERFORMED BY OTHERS.
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SACALE: N.T.S.

MONUMENT SIGNS

DETAIL

SHEET
5 OF 7

SIGN TYPE 6

SIGN 6.X



SPECIFICATIONS

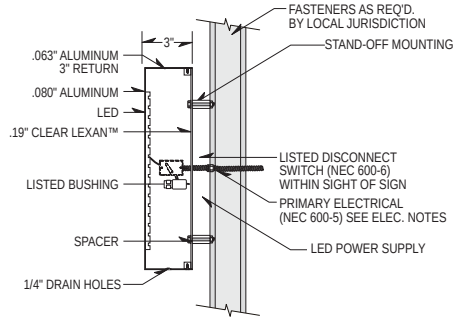
-QUANTITY: (2) SET OF HALO LIT CHANNEL LETTERS
-ILLUMINATION: WHITE LED
-FACES: N/A
-CANS: ALUMINUM
-TRIMCAP: N/A
-MOUNTING: CHANNEL LETTERS MOUNTED TO PAINTED ALUMINUM PANEL
-LETTER DIMENSIONS: 82" x 39"
-TOTAL SQUARE FEET: 22.21 SF
-PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO EXISTING POWER
-UL LISTED: YES

COLOR SCHEDULE

LETTERS-BLACK

STONE BRICK VENEER/TBD

CHANNEL LETTER - TYPICAL SECTION - HALO-LIT LED



ATTENTION

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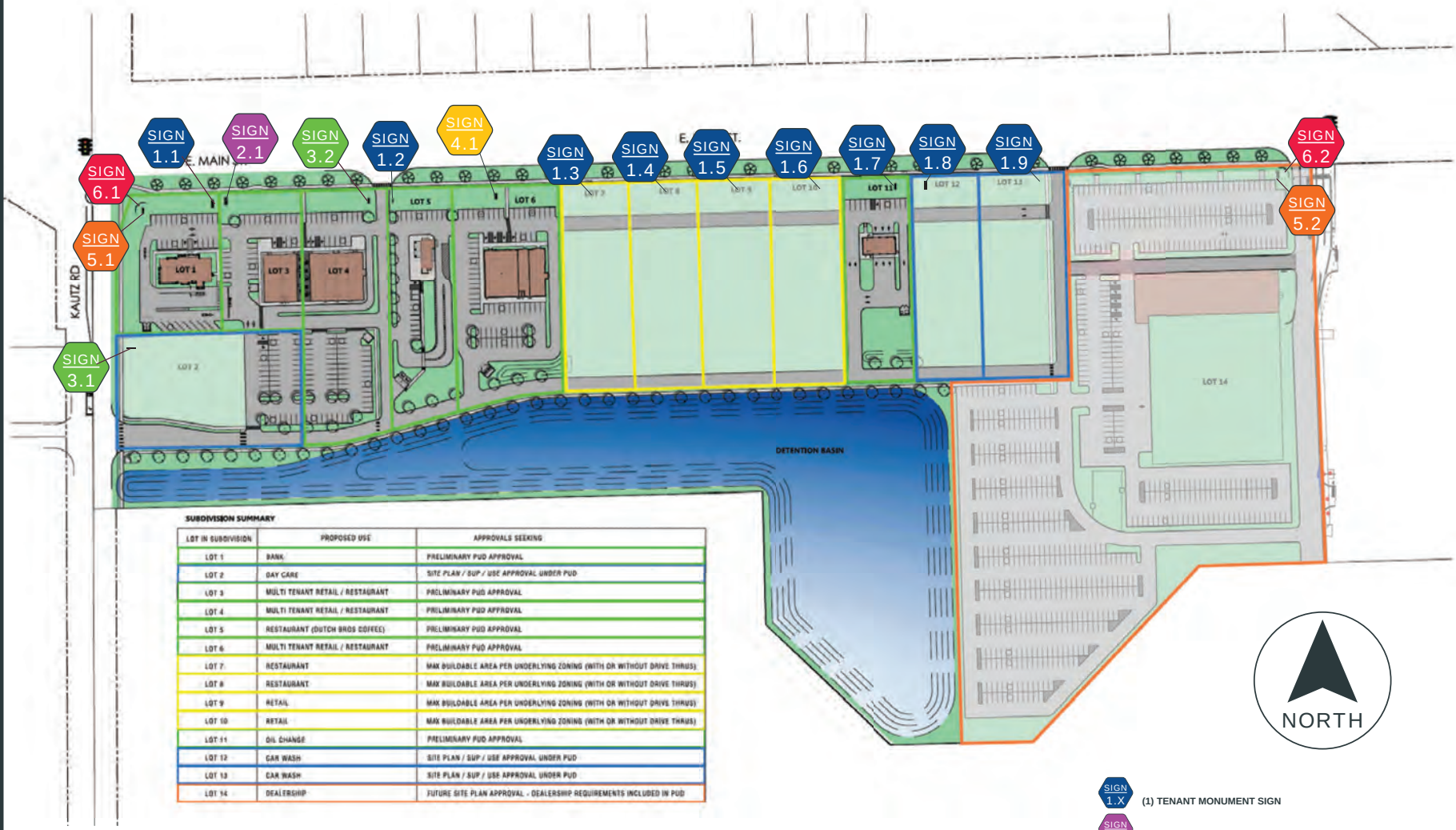
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SACALE: N.T.S.

MONUMENT SIGNS

DETAIL

SHEET
6 OF 7



SUBDIVISION SUMMARY

LOT IN SUBDIVISION	PROPOSED USE	APPROVALS SEEKING
LOT 1	BANK	PRELIMINARY PUD APPROVAL
LOT 2	DAY CARE	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 3	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 4	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 5	RESTAURANT (DUTCH BROS COFFEE)	PRELIMINARY PUD APPROVAL
LOT 6	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 7	RESTAURANT	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRUS)
LOT 8	RESTAURANT	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRUS)
LOT 9	RETAIL	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRUS)
LOT 10	RETAIL	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRUS)
LOT 11	OIL CHANGE	PRELIMINARY PUD APPROVAL
LOT 12	CAR WASH	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 13	CAR WASH	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 14	DEALERSHIP	FUTURE SITE PLAN APPROVAL - DEALERSHIP REQUIREMENTS INCLUDED IN PUD

NORTH

NOTES:

-EACH LOT SHALL HAVE 1 FREESTANDING MONUMENT SIGN.
-LOTS 12 AND 13 IF 1 USER WILL HAVE 1 FREESTANDING SIGN AND IF 2 USERS IT WOULD HAVE 1 MONUMENT SIGN PER LOT/PER USER.
-LOT 14 PROPOSED CAR DEALERSHIP SPECIFIC SIGNAGE WILL BE SUBMITTED SEPARATELY BY OTHERS PER PUD REQUIREMENTS.

- SIGN 1.X — (1) TENANT MONUMENT SIGN
- SIGN 2.X — (2) TENANT MONUMENT SIGN
- SIGN 3.X — (4) TENANT MONUMENT SIGN
- SIGN 4.X — (5) TENANT MONUMENT SIGN
- SIGN 5.X — (8) TENANT MONUMENT SIGN
- SIGN 6.X — SHOPPING CENTER ID MONUMENT SIGN

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SACALE: N.T.S.

MONUMENT SIGNS

SITE PLAN

SHEET
7 OF 7

CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item number:** 10a
	Title:	**Recommendation to Approve a Resolution Authorizing a Business Improvement Grant Agreement with BYT Enterprise LLC**
	Presenter:	**Brianna Cybulski, Management Analyst**

Meeting: Committee of the Whole	**Date:** August 3, 2026	
Proposed Cost: $ 30,000	**Budgeted Amount:** $ 30,000	**Not Budgeted:** ☐
TIF District: None		

Executive Summary (if not budgeted, please explain)**:**

The building located at 215 W. Main St., the former location of Rehm's Electric, is currently under construction to become a new restaurant space—Gallo Santo. This property is eligible for a Business Improvement Grant, as it is zoned CBD-1. The new tenants plan to invest nearly $400,000 into the space to bring it up to current code standards, including an estimated $80,000 to install a fire sprinkler system and for plumbing upgrades.

BYT Enterprise is eligible for a standard $15,000 grant and an additional $15,000 as the project meets multiple criteria for the additional funding, including:

- The building or leasable space has been vacant for more than 1 year;
- The proposed business is located in the Downtown Retail Overlay District; and
- The plan includes upgrading the building's fire sprinkler system.

In total, BYT Enterprise is eligible for $30,000 in the form of reimbursement. The last time the City issued an additional $15,000 grant amount was in March 2026 to the former Chamber Building.

Attachments (please list)**:**
Business Improvement Grant Agreement with BYT Enterprise LLC

Recommendation/Suggested Action (briefly explain)**:**
Recommendation to Approve a Resolution Authorizing a Business Improvement Grant Agreement with BYT Enterprise LLC

City of St. Charles
BUSINESS IMPROVEMENT GRANT
Award Agreement

215 W. Main St. St. Charles, IL 60174

(Gallo Santo – BYT Enterprise LLC)

THIS AGREEMENT, entered into this _____ day of _____ 2026, between the City of St. Charles, Illinois (hereinafter referred to as "CITY") and the following designated APPLICANT, to wit:

APPLICANT Name**: Yahaida Aguirre**

Address of Property to be Improved**: 215 W. Main St. St. Charles, Il 60174**

PIN Number(s): **09-27-364-016**

Property Owner's Name: **R P Family Trust**

WITNESSETH:

WHEREAS, the CITY has established a **BUSINESS IMPROVEMENT GRANT** program to provide matching grants for permanent Building Improvements for eligible businesses as defined in the Program Guidelines; and

WHEREAS, APPLICANT(S), desires to install related Building Improvements to the above-described property that are eligible for reimbursement under the Business Improvement Grant Award; and

WHEREAS, said Business Improvement Grant Program is administered by the CITY and is funded from the general fund for the purposes of improving the commercial building stock along the major commercial corridor and downtown area of the CITY and preventing blight and deterioration; and

WHEREAS, the above-described property for which the APPLICANT seeks a grant is located within the area eligible for participation in the Business Improvement Grant Award Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the APPLICANT do hereby agree as follows:

SECTION 1: The APPLICANT understands and agrees that only the cost of eligible Building Improvements located on the parcels with the following PIN(s) **09-27-364-016** shall be considered reimbursable as described in Exhibit I. The CITY will reimburse the APPLICANT up to 50% of the cost of labor, materials and equipment necessary to install Building Improvements in accordance with the approved plans, specifications and cost estimates attached hereto as Exhibit "I" (the "Eligible Building Improvements Cost Estimate"), but in no event more than the maximum amounts as defined below:

Total improvement costs: $396,000
Eligible Building Improvements cost: $80,000
City's Share @ 50% up to a maximum of $30,000: $30,000

Labor by the APPLICANT ("sweat equity") is not a reimbursable expense. All Building Improvements shall be installed in accordance with approved building permit plans, subject to minor revisions as may be approved by a representative of the CITY due to field conditions not known at the time of design, and similar circumstances beyond the APPLICANT's control.

SECTION 2: The Director of Community & Economic Development, or designee, shall inspect the Building Improvements installed pursuant to this Agreement and shall include any required permit inspections by the CITY. All work that is not in conformance with the approved plans and specifications shall be remedied by the APPLICANT and deficient or improper work shall be replaced and made to comply with the approved plans and specifications and the terms of this Agreement.

SECTION 3: Upon completion of the Building Improvements and upon their final inspection and approval by the Director of Community & Economic Development, or designee, the APPLICANT shall submit to the CITY a properly executed and notarized contractor statement showing the full cost of the Building Improvements as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials or

equipment in the work. In addition, the APPLICANT shall submit to the CITY proof of payment of the contract cost pursuant to the contractor's statement and final lien waivers from all contractors and subcontractors. The CITY shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and "before" and "after" pictures of the property, reimburse the APPLICANT for the 50% of the actual construction and materials cost or the maximum amount specified in this Agreement, whichever is less.

At its sole discretion, CITY may reimburse APPLICANT in two payments. The first reimbursement may be made only

1) Upon completion of Building Improvements representing 40% or more of the maximum reimbursement specified in Section 1 hereof and,

2) Upon receipt by CITY of all invoices, contractor's statements, proof of payment and notarized final lien waivers for the completed Building Improvements and,

3) Upon a determination by the Director of Community & Economic Development, or designee, that the remainder of the Building Improvements are expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the APPLICANT. The second, final reimbursement payment shall be made by CITY only upon submittal of all necessary documents as described herein.

SECTION 4: All Building Improvements must be completed within 270 days after the approval of this Agreement. Extensions may be approved by the Director of Community & Economic Development, prior to the expiration of the said 270 days. Projects which have not received an extension and have not been completed within 270 days will not receive funding.

SECTION 5: If the APPLICANT or his contractor fails to complete the Building Improvements provided for herein in conformity with the approved plans and specifications and the terms of this Agreement, then upon written notice being given by the Director of Community & Economic Development to the APPLICANT, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 6: Upon completion of the Building Improvements pursuant to this Agreement and for a period of five (5) years thereafter, the APPLICANT shall be responsible for properly maintaining such Building Improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of five (5) years following completion of the construction thereof, the APPLICANT shall not enter into any Agreement or contract or take any other steps to alter, change or remove such Building Improvements, or the approved design thereof, nor shall APPLICANT undertake any other changes, by contract or otherwise, to the Building Improvements provided for in this Agreement unless such changes are first approved by the Director of Community & Economic Development, Designee, or City Council, whichever the case may be. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the Building Improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement.

In the event that any of the Building Improvements are removed during the term of this agreement the APPLICANT and/or the Owner shall repay the CITY all grant funds received pursuant to this Agreement and shall pay any costs and fees including reasonable attorney's fees incurred by the CITY to collect said grant funds. The amount of repayment required to be paid by the APPLICANT and the OWNER shall be reduced by 20% for every full year that this Agreement has been in effect at the time of the required repayment.

If within the 5-year maintenance period improvement is damaged by automobiles, wildlife, acts of nature, or stolen or any other cause, the APPLICANT shall install and pay for replacements.

In the event of inadequate maintenance, the CITY shall give the owner reasonable notice of conditions to be corrected. In the event that substandard maintenance still exists after thirty (30) days, OWNER shall repay the CITY all grant funds received pursuant to this Agreement and pay all costs and fees, including attorney fees, of any legal action taken to enforce the maintenance of the Building Improvements.

SECTION 7: The APPLICANT covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the Business Improvement Grant Award(s) which are the subject of this Agreement. The APPLICANT further

covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said building improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict or prohibit the APPLICANT from undertaking any other work in or about the subject premises, which is unrelated to the Building Improvements provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the CITY and upon the APPLICANT and its successors and assigns with respect to the property on which the Building Improvements are installed, for a period of five (5) years from and after the date of completion and approval of the building improvement provided for herein. It shall be the responsibility of the APPLICANT to inform subsequent owners and lessees of the provisions of this Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

APPLICANT

PROPERTY OWNER
(if different from APPLICANT)

_____ _____

CITY OF ST. CHARLES: _____

Mayor or Director of Economic Development

ATTEST: _____

City Clerk

Applicant contact information:

Phone: _____

Fax: _____

Email: _____

Property Owner's information, if different than applicant:

Phone: _____

Fax: _____

Email: _____

Exhibit I – Checklist for Eligible Improvements & Reimbursements

Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Fire Sprinkler System Install	$40,000	No		

Plumbing	$40,000	No		
Total of all eligible improvements	$80,000			
Amount of anticipated grant @ 50% of eligible cost of improvements	$30,000			

Exhibit II - Grant Application

AWARD APPLICATION FORM

1. **APPLICANT INFORMATION:**

Name: BYT Enterprise LLC dba GALLO SANTO

Home Address: 36W700 Whispering Trail St. Charles, IL 60175

Phone/email: 630-532-3103

Name of Business: dba GALLO SANTO

Business Address: 118 Greenway Drive. Bloomingdale, IL 60108

Federal Tax ID Number: 99-4754787

(All awards are subject to Federal and State taxes, and are reported to the Internal Revenue Service on Form 1099 (W-9). You are required to provide your taxpayer ID number or social security number as part of the Business Improvement Grant. Property owners and tenants should consult their tax advisor for tax liability information.)

2. **PROPERTY INFORMATION:**

Address: 215 W. Main Street St. Charles, IL 60174

Property Identification Number: 09-27-364-016

3. **ARCHITECT/DESIGN PROFESSIONAL:**

Name: Norris Architects

Address: 209 Auburn Court St. Charles, IL 60174

Phone/email: 630-476-0044 Fred.norrisarchitects@gmail.com

4. **CONTRACTOR(S):**

Name: BYT Enterprise LLC

Address: 118 Greenway Drive. Bloomingdale, IL 60108

Phone/email: 630-532-3103

5. SCOPE OF PROJECT (INCLUDE THE FOLLOWING WITH YOUR SUBMITTAL):

A. Building Plans accurately drawn to scale, showing proposed improvements.

B. Cost estimates for materials and labor. (There should be two cost estimates submitted, one for the estimated costs of all improvements to the building and one that highlights only the costs for eligible improvements).

4. STATEMENT OF UNDERSTANDING:

A. I agree to comply with the guidelines and procedures of the St. Charles Business Improvement Grant.

C. I understand that I must submit detailed cost documentation, copies of bids, contracts, invoices, receipts and contractors' final waivers of lien upon completion of the approved improvements before any reimbursement payment will be authorized. "Before" and "After" pictures of the project must be submitted before funds will be released.

D. I understand that work done before a Business Improvement Grant Agreement is approved by staff or the City Council is not eligible for an award.

E. I understand that Business Improvement Grant reimbursement awards are subject to taxation and that the City is required to report the amount and the recipient of said awards to the Internal Revenue Service.

Signature of Applicant: Yahaira Aguino

If the applicant is someone other than the owner of the property, the owner(s) must complete the following certificate:

I/We certify that I/we own the property identified on this application and that I/we hereby authorize the applicant to apply for a reimbursement award under the City of St. Charles Business Improvement Grant and undertake the approved improvements.

Signature of Owner(s): Russelle W. Peterson Date: 2/12/26

Checklist for Eligible Improvements & Reimbursements

215 W. Main Street — *[ADDRESS]*

BYT Enterprise LLC. dba Gallo Santo — *[APPLICANT NAME]*

Eligible Improvements				
Improvement Item	Estimated Cost	Work Completed (Yes/No)	Money Spent per Final submittal	Amount Reimbursed
Fire Sprinkler				
System Installation	$ 40,000 ±			
Plumbing	$ 40,000 ±			
Total of all eligible improvements	$ 80,000			
Amount of anticipated grant at 50% of eligible cost of improvements	$ 40,000			

Left two columns shall be completed by applicant at time of application submission. Remaining columns on right shall be completed by staff once materials have been submitted to request reimbursement.

GALLO SANTO

COSTS FOR GRANT ELEGIBLE IMPROVEMENTS

FIRE SPRINKLER SYSTEM INSTALLATION	$40,000.00
PLUMBING includes Grease Trap & water H	$40,000.00
ESTIMATED TOTAL	**$80,000.00**

GALLO SANTO
ESTIMATED COSTS OF ALL IMPROVEMENTS

ARCHITECT & ENGINEERING	$32,000.00	
KITCHEN HOOD & INSTALLATION	$60,000.00	
KITCHEN EQUIPMENT	$35,000.00	
BAR EQUIPMENT	$17,000.00	
BAR CONSTRUCTION	$15,000.00	
BATHROOMS	$15,000.00	
BOOTHS, TABLES, CHAIRS	$40,000.00	
LIGHT FIXTURES	$7,000.00	
LIQUOR LICENSE APP & FEES	$3,000.00	
INSURANCE POLICIES	$7,000.00	
FIRE SPRINKLER SYSTEM INSTALLATION	$40,000.00	
ELECTRICAL WORK	$25,000.00	By REHM Electrical (Robb & Russ)
PLUMBING includes Grease Trap & water H	$40,000.00	
MECHANICAL WORK	$20,000.00	
SUSPENDED CEILING - Kitchen	$15,000.00	
STRUCTURAL	$10,000.00	
MISC	$15,000.00	
ESTIMATED TOTAL	**$396,000.00**	

	AGENDA ITEM EXECUTIVE SUMMARY	Agenda Item number: 10b
	Title:	**Update and Presentation on St. Charles PD Site**
	Presenter:	**Derek Conley, Economic Development Director**

Meeting: Committee of the Whole **Date:** August 3, 2026

Proposed Cost: $ 0	**Budgeted Amount:** $ N/A	**Not Budgeted:** ☐

Executive Summary (if not budgeted, please explain)**:**

Background: The City has completed both a feasibility study and an extensive public engagement process for the redevelopment of the former Police Department site. On July 20, 2026, the City Council approved a non-binding Statement of Interest that:

- Confirms the City's determination that Programmed Open Space represents the highest and best use of the former Police Department site.
- Expresses the City's interest in partnering with the St. Charles Park District to plan, develop, and implement the redevelopment of the site.
- Establishes the City Council's vision and identifies the site amenities, features, and design elements to be explored during the planning process.
- Directs staff to prepare three preliminary conceptual site plans, each accompanied by a preliminary programming outline and construction cost estimate.

The St. Charles Park District has reviewed the City's Statement of Interest and provided the attached Letter of Acknowledgement, expressing its intent to collaborate with the City on the planning and design of the park-related components of the redevelopment.

City and Park District staff have since met to begin discussions on the project's next steps. The purpose of this presentation is to provide an update on those discussions, review existing site conditions, and take a deeper look at several of the proposed site amenities and design concepts that will help shape the future redevelopment of the site. While staff welcomes input from the Committee, this presentation is intended to be informational and to provide background that will help inform future discussions once the conceptual site plans have been prepared.

All materials and information regarding the site including the Engagement Summary and Feasibility Study are available on the City's website at:
https://www.stcharlesil.gov/Government/Projects/Downtown-Riverfront-Property

Attachments (please list)**:** Acknowledgement of Statement of Interest

Recommendation/Suggested Action (briefly explain)**:**
Presentation Only

ST. CHARLES PARK DISTRICT
101 South Second Street • St. Charles, IL 60174 • Ph: 630-584-1055 • www.stcparks.org

July 28, 2026

Acknowledgment of Statement of Interest
Re: Statement of Interest – Redevelopment of the Former Police Department Site, 10 State Avenue

The St. Charles Park District acknowledges receipt of the Statement of Interest regarding the redevelopment of the former Police Department site located at 10 State Avenue in downtown St. Charles.

We appreciate the City Council's efforts to establish a clear vision and policy direction for the future redevelopment of this important community asset. The Statement of Interest provides a framework that emphasizes programmed public open space, collaborative planning with the St. Charles Park District, thoughtful community-centered design, fiscal responsibility, and long-term stewardship of the site.

We acknowledge the Council's intent to:

- Prioritize programmed public open space as the highest and best use of property.
- Utilize the findings and recommendations of the 2025 Downtown Site Feasibility Study and the 2026 St. Charles Police Department Site Redevelopment Engagement Summary Report to guide future planning.
- Collaborate closely with the St. Charles Park District throughout the planning, design, programming, implementation, and operational phases of the project.
- Work collaboratively with the St. Charles Park District to develop a minimum of three conceptual site plans for public discussion and consideration by the City Council and Park Board, while recognizing that additional engineering, cost analysis, and public engagement will be necessary before final design decisions are made.
- Preserve significant community assets, including the Ekwabet Statue and the Freedom Shrine, while exploring opportunities for adaptive reuse of portions of the existing facility and incorporating amenities that enhance community use and economic vitality.
- Repair or replace the existing seawall along the Fox River as a coordinated part of this redevelopment.

St. Charles Park District's intent to:

- Recognize that the site encompasses multiple redevelopment components and the Park District's greatest expertise lies in park planning and design. We believe the most successful outcome will be achieved through a collaborative partnership in which the City of St. Charles and St. Charles Park District work together, with the Park District leading the planning and design of the park and open space components.
- Focus on overall site goals to create minimally three concept plans.
- Limit our role in the existing building to ancillary spaces that directly support the park, such as public restrooms and storage for maintenance equipment.
- Review applicable grant funding which will require dedicated planning and coordination throughout the redevelopment process and should be aligned with the respective Comprehensive and Master Plans of both agencies. The Park District believes that programs such as the Land and Water Conservation Fund (LWCF) and the Open Space Lands Acquisition and Development (OSLAD) program present strong opportunities to help fund the project.

The vision outlined in the Statement of Interest demonstrates a commitment to creating an inclusive, vibrant, and sustainable public space that serves residents, businesses, and visitors while strengthening the downtown riverfront. We appreciate the opportunity to participate in this collaborative planning effort and look forward to continuing our partnership with the City Council and the community throughout the redevelopment process.

Respectfully,

Peggy McCarthy

Peggy McCarthy, Park Board President
St. Charles Park District